



The Farmhouse



# The Farmhouse

St. Buryan, Penzance, Cornwall, TR19 6EY

St Buryan 2 Miles - Sennen 4 Miles - Penzance 7 Miles

A substantial and traditional Grade II listed farmhouse offering a wealth of charm and character with annexe and outbuildings in the rural hamlet of Tresidder.

- Traditional Farmhouse
- 1 Bedroom Annexe
- Outbuildings
- Ample Parking
- Council Tax Band E
- 4 Bedroom Main House
- Private Gardens
- Rural Location
- Freehold
- Utility

Guide Price £895,000

## SITUATION

Positioned in the heart of the Penwith Peninsula between Penzance and Sennen Cove The Farmhouse is situated in a small rural cluster of properties enjoying magnificent views across miles of open countryside.

Designated an Area of Outstanding Natural Beauty, the Penwith Peninsula remains largely unspoiled with a stunning landscape of rugged cliffs, steeply wooded valleys, small rocky fishing coves and truly wonderful sandy beaches. One of the nearest beaches is Sennen Cove where you will find a good selection of restaurants, pubs and shops, together with fine surfing and spectacular local scenery. This area of West Cornwall is also renowned for its rich cultural heritage with local attractions including the cliff-top Minack Theatre at Porthcurno, various local galleries in Penzance and the Tate Gallery at St Ives.

The village of St Buryan is around 2 miles away, offering a range of local amenities including a Pub and village shop. The harbour town of Penzance forms the main commercial centre for the Lands End Peninsula with a mainline railway station connecting to London Paddington.



## THE PROPERTY

A handsome Grade II listed 17th-century farmhouse situated in a private and secluded hamlet on edge of the Penberth Valley.

The Farmhouse offers generous room sizes and retains a wealth of charm with many traditional features including large inglenook fireplaces, exposed wooden beams, sash windows and flagstone flooring to name a few. The farmhouse is entered through the front door to a welcoming hallway off which the sitting room and kitchen/dining room are accessed. From the kitchen is a further large utility room and a walk-in pantry. Stairs rise from the hallway to a spacious landing off which three double bedrooms, a single bedroom and a large family bathroom are accessed. Three of the four bedrooms overlook the garden with countryside views toward Treen.

## THE CARTHOUSE

Detached from the main residence is a recently converted Carthouse offering spacious one-bedrooomed accommodation. The Carthouse is neatly positioned away from the main farmhouse and enjoys a high degree of privacy with its own enclosed gardens and additional off-road parking.

The Carthouse has a light open-plan living space with engineered oak flooring, underfloor heating, wood burner and glass doors to the side and rear gardens.

The Carthouse is currently let on a long-term basis - but offered with vacant possession on completion.

## OUTSIDE

The gardens at The Farmhouse are a real feature of the property, with separated areas containing a selection of shrubs and flowering plants, lawned areas, an orchard with mature fruit trees and raised vegetable beds.

Further granite steps lead down into a secluded garden which is enclosed, sheltered and private, with a variety of shrubs and trees surrounding it.

## OUTBUILDINGS

The store is an unconverted granite former cow shed currently split into four storage areas which could make an additional annexe or studio with relevant planning consent. There is also further scope to develop the remains of the piggy which have planning permission in place to convert into a dwelling.

## SERVICES

Mains Water, Mains Electricity. Oil fired central heating (Carthouse Electric heating). Private Drainage.

## VIEWINGS

Strictly by prior appointment with Stags Truro Office on 01872 264488.

## DIRECTIONS

From Penzance take the A30 to Land's End, then take the B3283 on the left hand side towards St Buryan. Continue through St Buryan and take the right hand turn signposted to Crean. After a short distance as the road sweeps to the right, take the first left hand turning towards Tresidder. Enter the hamlet and continue straight (not through the granite pillars) The Farmhouse will be evident on your left hand side.



These particulars are a guide only and should not be relied upon for any purpose.



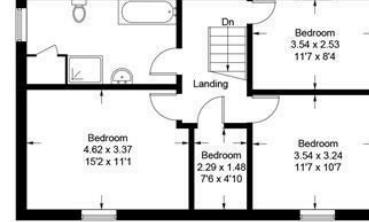
61 Lemon Street, Truro, TR1 2PE

truro@stags.co.uk

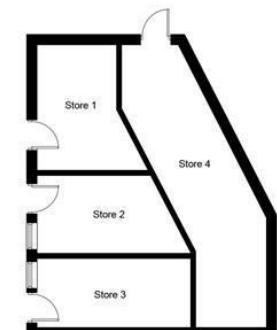
01872 264488



Approximate Gross Internal Area = 142.1 sq m / 1530 sq ft  
Annexe = 35.7 sq m / 384 sq ft  
The Stores = 92.8 sq m / 999 sq ft  
Total = 270.6 sq m / 2913 sq ft



First Floor



The Stores



Ground Floor



The Carthouse

Illustration for identification purposes only, measurements are approximate,  
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