



Birch Studio



STAGS

Birch Studio

Lamorna, Penzance, Cornwall TR19 6XQ

Marazion 10 miles - Lands End 8.5 miles - Porthcurno 6.5 miles

An exquisite granite cottage, formerly the studio of renowned painter Lamorna Birch set in the idyllic Lamorna Valley

- Former Artist Studio
- Idyllic Woodland Setting
- River Frontage
- Council Tax Band Zero Rated Business
- Near Coastal Location
- One Bedroom (En-Suite)
- Freehold

Guide Price £345,000

SITUATION

Lamorna is situated on the most south-westerly tip of the county, lying only a few miles from Land's End and close to numerous beaches and renowned local attractions such as the Minack Theatre at Porthcurno, the Tate Gallery at St. Ives and St. Michael's Mount at Marazion.

The cove itself has a small beach and granite harbour with access to many coastal footpaths to take in the views and wildlife which has made the area so popular, especially with artists.

The nearby market town of Penzance with its harbour, elegant Georgian architecture and historic Egyptian House lies only a few miles away offering an array of amenities including supermarkets, cinema, theatre and leisure facilities along with the mainline rail link to London Paddington.



THE PROPERTY

Available on the open market for the first time in many years, Birch Studio is a former art studio of prominent local artist Lamorna Birch, that sits in quiet woodland on the approach to Lamorna Cove.

Of traditional granite construction, this exquisite cottage retains a host of character features and has been thoughtfully and sensitively updated by the vendor to create a charming rural retreat. The property is approached into an impressive living space with high vaulted ceilings and large artist's "North Light" filling the space with light.

To the rear is a double bedroom with en-suite shower room. The main living space has an additional galleried mezzanine that has been used as an informal sleeping area.

OUTSIDE

Birch Studio looks out onto Lamorna Stream giving a wonderful tranquil feel to the property. A matured gravelled seating terrace provides magical views along the stream and across to the historic woodland beyond.

VIEWINGS

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

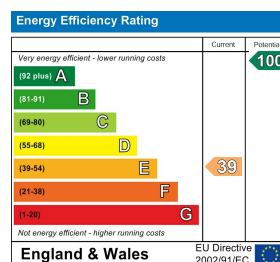
SERVICES

Mains water and electricity. Private Drainage, Superfast Broadband, Electric Heating,

DIRECTIONS

Follow the A30 to Penzance and shortly after take the B3315. Lamorna Cove is signposted left from this road after approximately 3 miles. Take this turning and follow the road down to the cove and harbour. The Lamorna Birch Studio is on your left before you drop down towards the harbour with the sea ahead of you. Parking in the car park and walking back to the Studio is suggested.





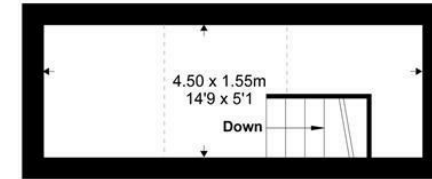
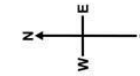
61 Lemon Street, Truro, TR1
2PE

truro@stags.co.uk

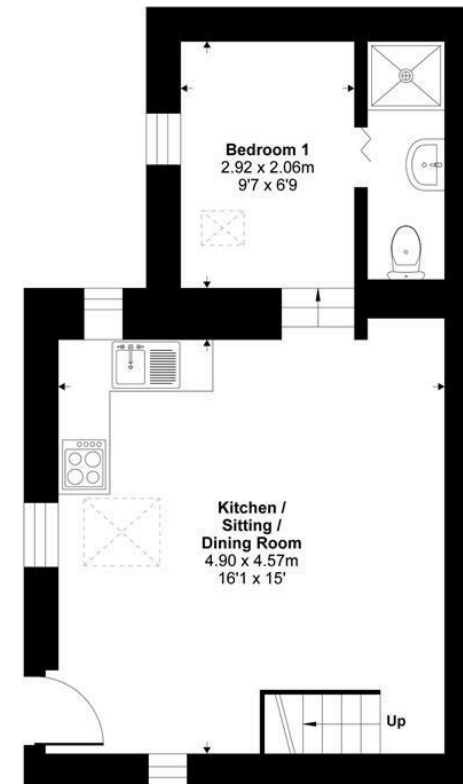
01872 264488

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

Approximate Area = 394 sq ft / 36.6 sq m
 Limited Use Area(s) = 44 sq ft / 4.1 sq m
 Total = 438 sq ft / 40.7 sq m
 For identification only - Not to scale



Mezzanine



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2021. Produced for Stags. REF: 772982



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London