



Penmenor Farm, St. Buryan, Penzance, Cornwall

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# Penmenor Farm, St. Buryan, Penzance, TR19 6BP

A charming farmhouse plus separate barn annexe with splendid gardens and rural views

St Buryan 1.5 miles, Lamorna Cove 2 miles, Penzance 5 miles, Porthcurno 5.5 miles, St Ives 13.5 miles, Newquay Airport 44 miles

Conservatory | Living room | Kitchen/dining room | Utility | Laundry room | Sitting room  
Shower room | Three bedrooms | Bathroom  
One en suite bedroom annexe with living room and kitchen | Workshop | Two greenhouses  
EPC Rating - House F, Annexe D

## The property

Commanding a serene private position in West Cornwall stands this sublime farmhouse, enjoying magnificent gardens and views with over 2300sq.ft of versatile accommodation thanks to extensive improvements and addition of a stylish one bedroomed annexe by the current owners. The charming granite home from C. 1780 retains great character and a picture-perfect façade of the country lifestyle dream.

A comfortable conservatory entrance opens to a flagstone inner hall, leading to a wonderful farmhouse kitchen/dining room with marble worktops and oil-fired Stanley cooker. There's no shortage of storage with the adjoining utility/prep room easily mistaken for a second kitchen, a very useful space for the yield of homegrown produce with a connecting laundry room.

A dual aspect living room is centred around a handsome granite fireplace with wood burner. Beyond which is a modernised double shower room and adjoining charming sitting room which could be a lovely ground floor bedroom. First floor accommodation, recently recarpeted, comprises three bedrooms including a generous

and light principal bedroom, all enjoying delightful views across your own grounds and countryside beyond. Also to this level is the large family bathroom.

Creating the option for multi-generational living is the tremendous one bedroomed annexe. Set within an attractive detached granite barn, there is a large dual aspect sitting room with tall, vaulted ceilings, exposed beams and wood burner, opening to a well equipped and stylish kitchen. The triple aspect en suite bedroom is a delight, with deep slate capped windows and calming views to the garden.

## Outside

Mature west facing grounds of just under an acre provide numerous pockets of tranquillity to enjoy, from hard landscaped seating and BBQ areas, expansive lawns, a pond, elevated sheltered sitting area, enclosed and well-kept vegetable garden, a large chicken coop, two orchard areas with a variety of fruit trees and two large timber greenhouses. Surrounded by countryside and offering magnificent far-reaching views, the garden is a rural paradise. Within the detached annexe barn is a sizeable workshop and store, perfect for the ride on mower or usable as a garage. There is parking for multiple vehicles.

## Location

Situated in rural splendour between St. Buryan and Lamorna, there are great amenities, breathtaking scenery and some of the most rugged and undisturbed stretches of coastline in the country. The SW Coast path explores many hidden gems and famous landmarks, with The Minnack Theatre and Pedn Vounder beach within a few miles and the picturesque Lamorna Cove is just 2 miles away and it's clear to see why this area was frequented by so many artists during the early 20th century. Nearby Penzance offers many boutique stores, bars and dining options plus a choice of shopping and schooling. The Jubilee pool is Britain's largest seawater Lido and nearby Mounst Bay is great for windsurfering, overlooked by the historic St. Michael's Mount.









Floorplans  
House internal area 2,681 sq ft (249 sq m)  
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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### Directions

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### General

**Local Authority:** Cornwall Council  
**Services:** Mains electric and 12 solar panels with feed in tariff until 2035, private water via a bore hole, private drainage via septic tank (which we understand from our client to be compliant), oil-fired central heating. Fibre broadband connected, Ultrafast Full Fibre available.

**Council Tax:** Band E

**Tenure:** Freehold

**Guide Price:** £995,000

**Transport:** There are great transport links, with the A30 nearby and a mainline service to London Paddington. Newquay Airport (44 miles), offers daily flights to London Gatwick and international destinations.

### Cornwall

24 Southernhay West, Exeter, EX1 1PR

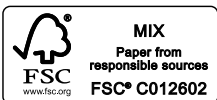
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