



BASS POINT | THE LIZARD







# LLOYD'S SIGNAL STATION

Bass Point, The Lizard, TR12 7AP

Iconic art deco former signal house  
set on England's most southerly point

Housel Bay – 600 metres • Kynance Cove – 3  
Kennack Sands – 5 • Helston - 12 • Helford – 13  
Porthleven – 14 • Penzance – 25  
(all distances in miles and are approximate)

Historical landmark  
One of UK's most southerly houses  
Commanding cliff-top setting  
Breath-taking panoramic sea views  
Striking art deco exterior  
Refurbished by the current owner  
4 bedrooms  
Roof terrace  
Gardens of around a third of an acre  
Grade II listed

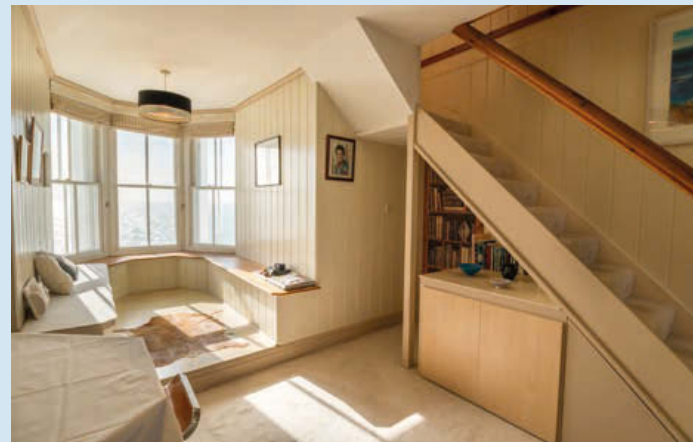


## Situation

Lloyd's Signal Station is set on top of the cliffs of Bass Point on the Lizard Peninsula. Around 65 metres above sea level and looking out over the Atlantic, the views are panoramic and spectacular. To the west is Housel Bay, with the rugged presence of Lizard Point on the far side crowned by its lighthouse, whilst to the south the garden falls dramatically towards the sea to give uninterrupted views over one of the main shipping lanes to the English Channel. To the east Church Cove is hidden beneath the cliffs, and Hot Point, another prominent outcrop, is clearly visible. The proximity of the Atlantic makes Lloyd's Signal Station one of the most southerly residences in mainland Britain. With sea traffic passing out to sea, coastguard helicopters patrolling the coast and sea life including petrels, seals and dolphins there is always something interesting to watch.

This area of the Lizard is an Area of Outstanding Natural Beauty, characterised by magnificent beaches, towering serpentine cliffs and pretty fishing villages. The surrounding countryside is notable for its population of Cornish choughs, one of the rarest breeding birds in the UK, and a symbol of Cornwall with its red beak and bill. The Lizard's varied strata and microclimate allow 600 species of flowering plant, nearly a quarter of all UK species, to thrive here, including Cornish Heath, found nowhere else in Britain.

Nearby Lizard Village has a pub, restaurant, fish and chip shop and convenience store, as well as Ann's Pasty Shop, a Cornish institution. Several wonderful beaches are within very easy reach, with Kynance Cove, Housel Bay and Kennack Sands being particularly beautiful, and all within five miles of the Signal Station itself. The Lizard is well-known for sailing and diving, with clear waters and numerous shipwrecks (over 1,000 on the Manacles alone) drawing divers to the area, and the Helford River and Falmouth Bay provide some of the finest sailing waters in the country.







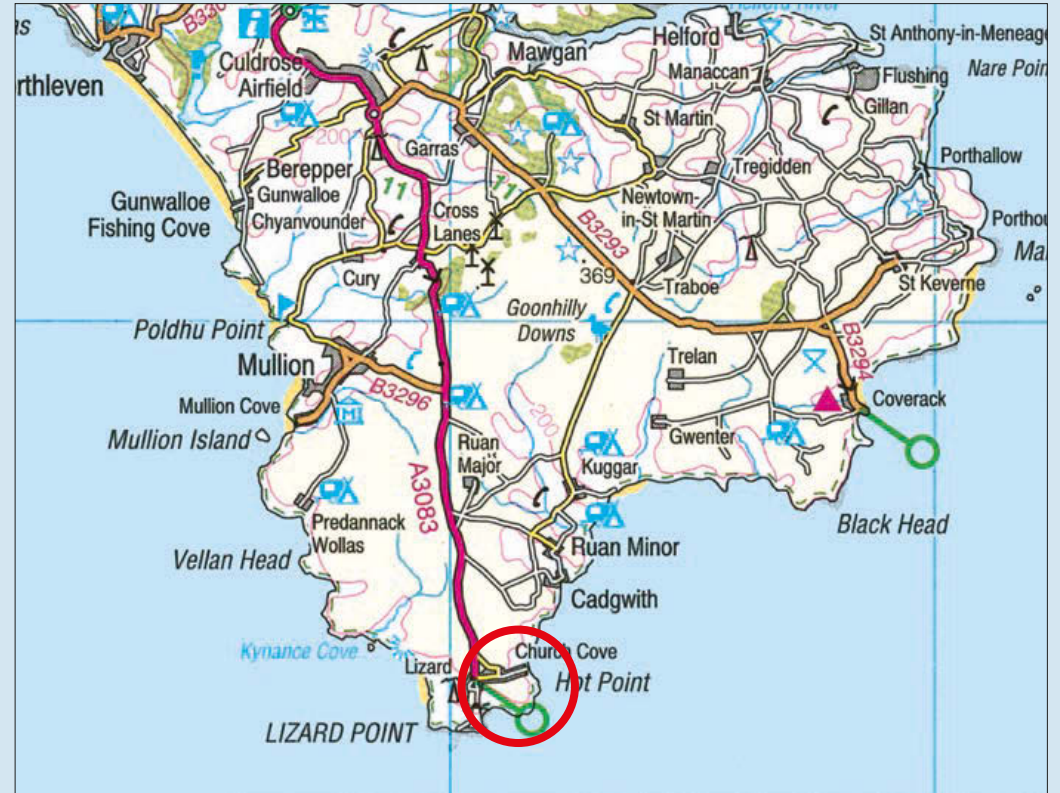
### History

Lloyd's Signal Station was built in 1872 by Fox and Company Shipping Agents as a communication hub for passing trading vessels, with a team of signallers using flag signalling to direct passing ships whilst communicating with London via telegraph. Within five years The Lizard Station was being used by over 1,000 ships per month, and in 1883 Lloyd's of London took over operation of the station.

Communication between the station and vessels was primarily via flag semaphore. Outward- and homeward-bound ships reported their name and other information. The particulars would be passed to the telegraph room below to be sent to the ships' owners and the daily papers, removing the necessity for ships to call at Falmouth as they could receive

orders directly from the Lizard. The ground floor had rooms occupied by the Direct Spanish Telegraph Company and the Lizard Signal Company as well as a waiting room, whilst the first floor contained a flag storage room and the telegraph office, and the top floor was where the signalmen worked.

The Signal Station ceased operating in December 1969. After its closure only three signal stations remained under the Lloyd's flag. Ironically the technology that would eventually render the Signal House obsolete was pioneered in the nearby Marconi Hut, where the first radio signal to be sent from beyond the horizon was received, and where the first SOS signal was received.



## Property

Occupying a prominent position on the cliff-top and rendered white to maximise its visibility from the sea, Lloyd's Signal Station exudes character and charm. A flag-staff on the roof was used to mount strings of flags with ships' orders, and together with the striking castellated walls creates an iconic and unique exterior. The house is marked 'Lloyd's Signal Station' on the western side, whilst the eastern side is marked with red lead lines to aid ships navigating the treacherous reefs nearby.

The property is entered via the front porch, opening into a hallway leading on the left to the kitchen and on the right to the living room. The kitchen opens in to the dining room, allowing views through to the bay window at the front of the house. The two rooms are separated by a wide counter and the dining room includes fitted seating around the bay window looking south over the Atlantic. The living

room has two aspects, with views south over the sea and west along the southernmost coastline of mainland Britain to the Lizard Lighthouse.

On the first floor there are three double bedrooms and a family bathroom. The views are just as impressive, particularly from the main bedroom in the south-west corner of the house. The second floor comprises one bedroom opening on to a wonderful roof terrace, surrounded by battlements and with 360 degree views of the surrounding coast, sea, and countryside.

The house retains many features harking back to its origin; the large flag-staff on the roof and the open roof terrace were used to communicate with ships, whilst the signal-man's lookout with five windows looking to the sea is now the second-floor bedroom.

## Gardens and Grounds

Approached over a long lane through beautiful countryside, the grounds are entered through a large gravelled off-street parking area, and surround the house, comprising around a third of an acre. The main gardens are to the front and are around 65 metres above sea level, falling away to the sea. A bench built in to the slope provides a lovely outdoor dining area with an outstanding vista, whilst a historic gun emplacement is set below the house to seaward. The sea is visible from almost anywhere in the grounds and forms a prominent part of the ambience of the property and garden.

## Leasehold Tenure

Lloyd's Signal Station is owned on a long lease from the National Trust, which commenced on the 28th November 1994 with a term of 99 years. The ground rent is £260 per annum, paid in March.



### Services

Mains water and electricity. Private drainage.  
Oil-fired heating and hot water.

### Viewing

Strictly by appointment with Savills.

### Directions

Travelling south on the A39, at Treluswell Roundabout take the A394 to Helston. Stay on this road until Helston, passing the town on your right. Shortly after passing Sainsbury's on your left, go straight over two roundabouts to access the A3083, which will take you to Lizard Village. Upon entering the village, turn left on to Beacon Terrace. Pass the turning for Housel Bay Road and take the unmarked lane on the right immediately after that, which joins Beacon Terrace between Housel Bay Road and Church Cove Road. Take the left-hand fork on to the unmade lane and continue to the end.

### Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others such as curtains, light fittings, garden ornaments, etc, are specifically excluded but may be available by separate negotiation.

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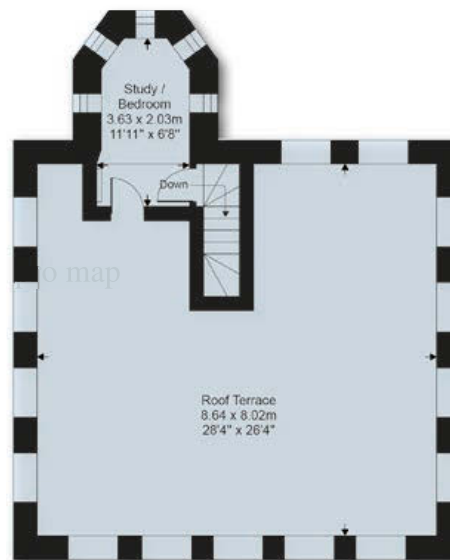
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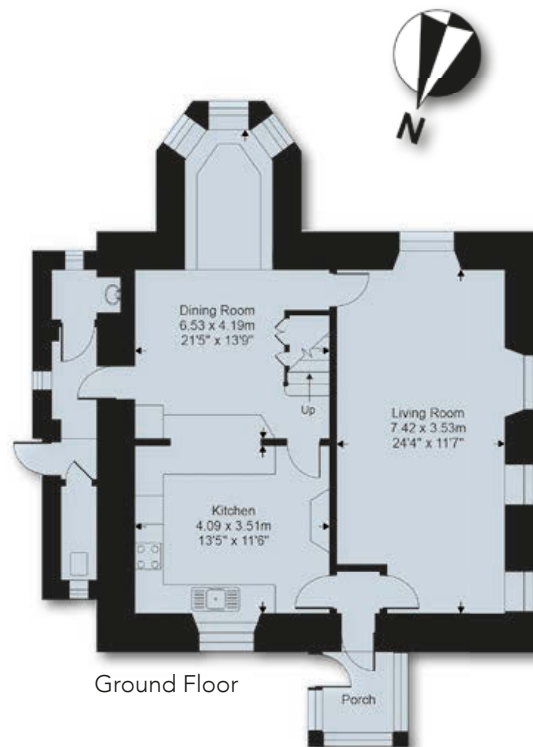
01872 243200

truro@savills.com  
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Second Floor

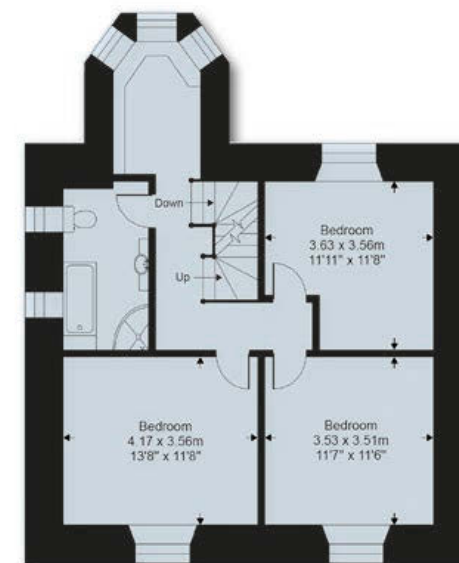
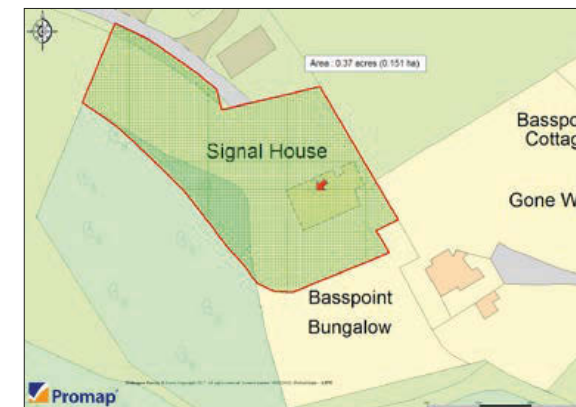


Ground Floor

## Lloyd's Signal Station

Gross internal floor area (approx):  
152.8 sq m / 1645 sq ft

For Identification only - Not to scale



First Floor



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