

Penvores Farm





Penvores Farm

NANTITHET • CURY • HELSTON
CORNWALL • TR12 7RB

Cury: 1.5 • Poldhu Cove (Mullion): 2.5 • Helston: 4.5 • Porthleven: 6
Helford: 7.5 • Kynance Cove: 8 • Falmouth: 15 • Truro: 20
Cornwall Airport (Newquay): 39.5
(all distances are approximate and in miles)

*Idyllic country cottage and farmstead
close to the coast*

Wonderful smallholding close to spectacular coastline
Perfectly set up for self-sufficiency • Glorious open countryside views
Tree-lined drive and small lakes • 4 bedroom farmhouse
Triple aspect kitchen /breakfast room with Aga
Sitting room, dining room and snug • Study / home office
Utility / laundry room • Detached 3 bedroom barn conversion
Planning consent for additional barn conversion • Large carport
Range of outbuildings including poly tunnels
Four fields and woodland • In all about 28 acres

The Savills logo consists of the word "savills" in a lowercase, red, sans-serif font, centered within a solid yellow square.

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LOCATION

The hamlet of Nantithet sits in a valley below the village of Cury, a short distance from the beach at Poldhu Cove, and the larger village of Mullion. There is a primary school at Cury and secondary schools at Helston and Mullion. Just two miles away, Mullion Golf Club is the most southerly in mainland Britain and occupies a sensational setting above the cliffs between Poldhu and Church Cove.

Cornwall's unique character comes from its historic landscape, spectacular coastline and secret coves. Perhaps more than any other part of the county, the Lizard Peninsula, an Area of Outstanding Natural Beauty, embodies these qualities best, blessed with stunning beaches and crystal clear blue water for some of the best surfing, fishing and diving in the UK.

The peninsula's western edge, from Porthleven to Lizard Point, is a Heritage Coast and the spectacularly rugged Southwest Coastal Path can take you all the way from Porthleven to the Helford River passing both remote and popular beaches such as Gunwalloe, Mullion, Pentreath and most notably, Kynance Cove.

Where the west coast has beaches for surfing and fishing, the more protected east side offers shelter from the prevailing winds; less opportunity to surf but more family orientated beaches like St. Anthony, Kennack, Coverack and the Helford River, renowned for its timeless atmosphere and wonderful sailing.

The historic market town of Helston is home to some of the most admired period buildings in the county on Cross Street, and supports RNAS Culdrose, besides the Lizard Peninsula as a whole and offers a wide range of shops and supermarkets.

On the northern side of the peninsula, the Helford River is an ideal place for keeping either a yacht requiring deep mooring, or given its numerous creeks and inlets, ample opportunities for those with dinghies to explore the river all the way to it's head at Gweek. Much of the countryside surrounding the Helford estuary is owned by the National Trust or Bosahan Estate, with numerous scenic creekside and coastal walks within easy reach.

Both Falmouth and Truro are within a relatively short drive away, just 15 and 20 miles respectively.





THE PROPERTY

Dating back to 1750 and surrounded by unspoilt rolling countryside, Penvores Farm occupies an enviable and idyllic setting above a wooded valley approached via a long tree-lined drive through its own land.

The charming farmhouse with its pretty façade is part of an attractive collection of mainly traditional buildings, including a detached barn conversion (previously holiday let, now unrestricted) and a range of barns and other useful outbuildings including one with consent granted for residential conversion.

The main house offers cosy and thoroughly charming accommodation including four bedrooms, two bathrooms, a farmhouse kitchen with vaulted ceiling and three reception rooms along with a separate home office / study. During winter months, this charming home is warmed by a large inglenook, two woodburners and an open fire. The accommodation is informal in layout and retains a huge amount of character with beamed ceilings, wood-burning stoves and fireplaces.

To the east of the main house, and across the courtyard, is 'The Cottage at Penvores', a detached two-storey barn conversion and formerly holiday let, with reverse-level accommodation of three bedrooms, an en suite bathroom and separate shower room on the ground floor, and a large open-plan living room incorporating kitchen on the first floor opening out onto a deck and private lawned garden.

OUTBUILDINGS

In addition to the house and cottage, there is a useful range of outbuildings including a substantial 60' open barn. Between the house and cottage is a large carport, and then to the south of the courtyard, a single storey stone barn, workshop (PA15/03883: Planning consent in perpetuity for conversion into a self-contained dwelling with a single storey extension to the rear), mower shed and small stable block / store.

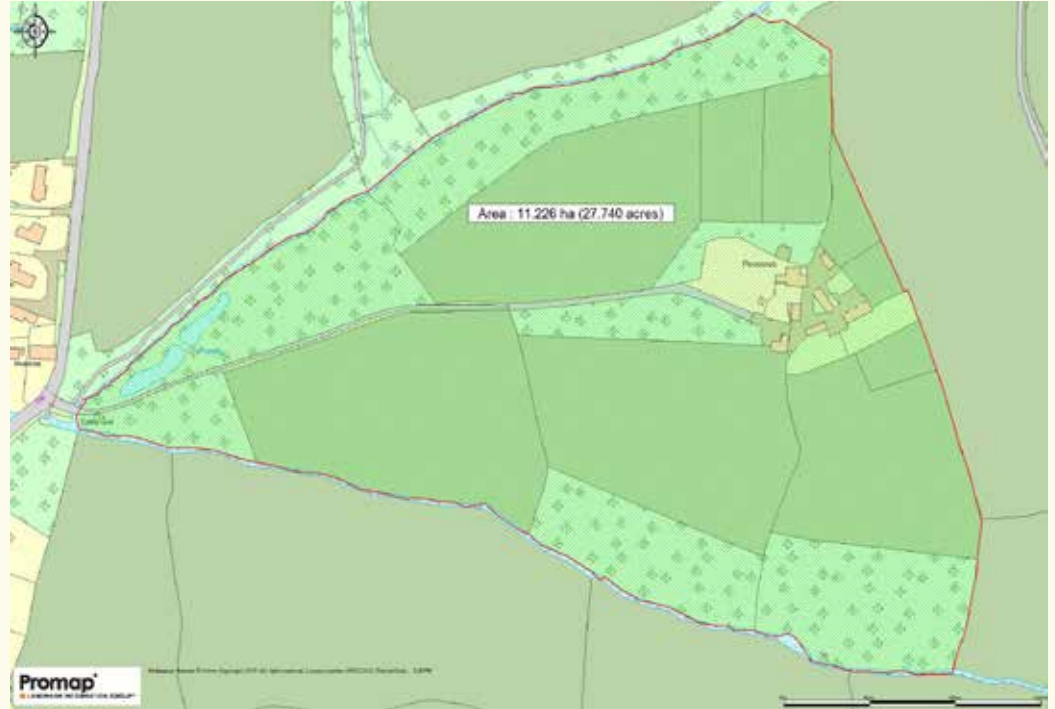
The workshop, mower shed and woodshed have an earlier planning permission, also in perpetuity, for a utility room and amenities for the camping fields. To the east of the farmhouse is a block-built stable and hen house. Within the gardens, there is a timber greenhouse, summerhouse and polytunnel along with a wooden hen house and additional poly tunnel in an adjacent field.

GARDENS, GROUNDS AND LAND

The land at Penvores totals around 28 acres and tapers from east to west, comprising four large fields and various parcels of mature woodland.

The main house has a slate terrace across the front with a walled upper garden beyond this. There is a wonderfully secluded large lower garden which is well stocked and surrounded by trees, beyond which are two small lakes adjacent to the tree-lined entrance drive. In addition to the vegetable garden there is an orchard with old Cornish varieties of apples, crab apples, plums and pears. The separate cottage has its own private lawned garden to the rear.

For anyone looking for the most idyllic rural lifestyle with self-sufficiency in mind, Penvores is the perfect property.



SERVICES

Mains water and electricity. Private drainage. Oil-fired Aga and central heating. Broadband: Superfast is available in postcode.

DIRECTIONS

From Helston, follow the road past RNAS Culdrose towards the Lizard peninsula. At the mini roundabout at the end of Culdrose, take the road to the right towards the Lizard, then the first right after about 100 yards towards Mullion. Continue on this road to the hamlet of Nantithet and the entrance to Penvores Farm is on the left hand side by the ford.

FIXTURES AND FITTINGS

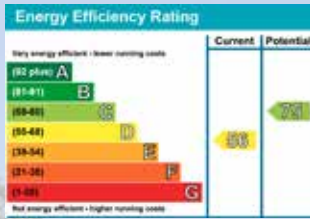
Only those mentioned in these sales particulars are included in the sale. All others such as curtains, light fittings, garden ornaments, etc, are specifically excluded but may be available by separate negotiation.

VIEWINGS

Strictly by appointment with Savills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

Penvores Farmhouse EPC

Penvores Cottage EPC



Gross internal floor area (approx):
 Main House: 205.4 sq m / 2212 sq ft
 (Excludes Office)
 Cottage: 87.4 sq m / 941 sq ft
 Outbuildings: 297.7 sq m / 3205 sq ft
 For Identification only - not to scale



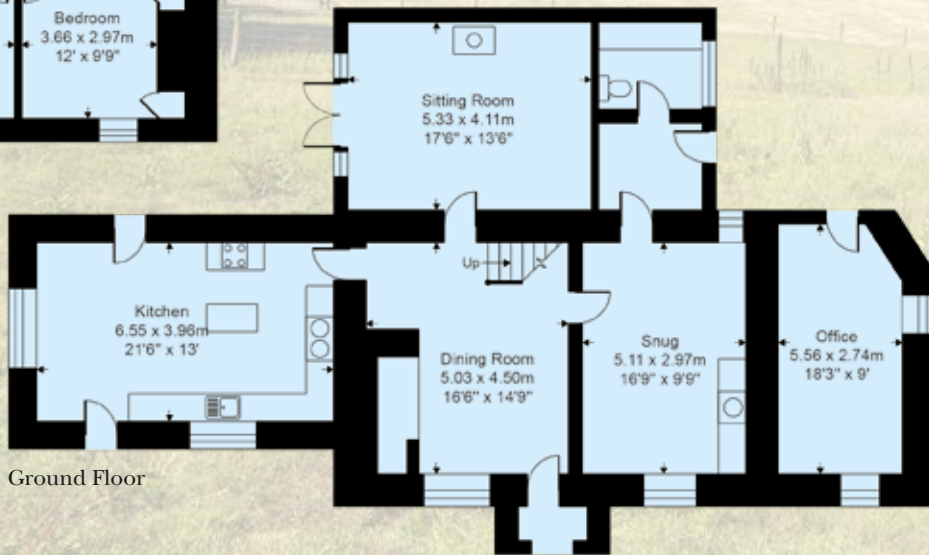
First Floor



Ground Floor



First Floor



Ground Floor

- Farmhouse
- Cottage
- Outbuildings



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