



Chy-an-Ryth
Sancreed, Penzance

LODGE & THOMAS
ESTABLISHED 1892

Chy-an-Ryth

5 Higher Grumbla, Sancreed,
Penzance TR20 8QZ

Guide Price - £560,000 Freehold

A traditional small farmstead set deep within the West Cornwall countryside and comprising a detached two bedroom cottage, outbuildings and approximately 4.5 acres of pasture.

The characterful two bedroom stone built cottage has been improved and upgraded in recent years yet still has scope to improve further and create an individual and comfortable home. The roof has been replaced at some point together with the installation of uPVC double glazing and oil-fired heating. It has a long lounge/diner, a kitchen and bathroom at ground floor, whilst at first floor there are two double bedrooms. The lounge and bedrooms enjoy fabulous rural aspects across unspoilt countryside.

This appealing home is set back from the Council lane behind pretty cottage gardens and enjoys a sunny southerly aspect. To one side there is a range of small outbuildings together with land extending to approximately 4.5 acres to the rear and is made up of six ancient dry-stone hedged enclosures, one of which opens onto the Council road.

Agent's Note: At the time of receiving instructions, the farm cottage, its gardens, the farm buildings, yard and adjacent paddock are registered at HM Land Registry whilst the remainder of the land is currently unregistered. The land is described as Grade III on the Land Classification Map for the area.

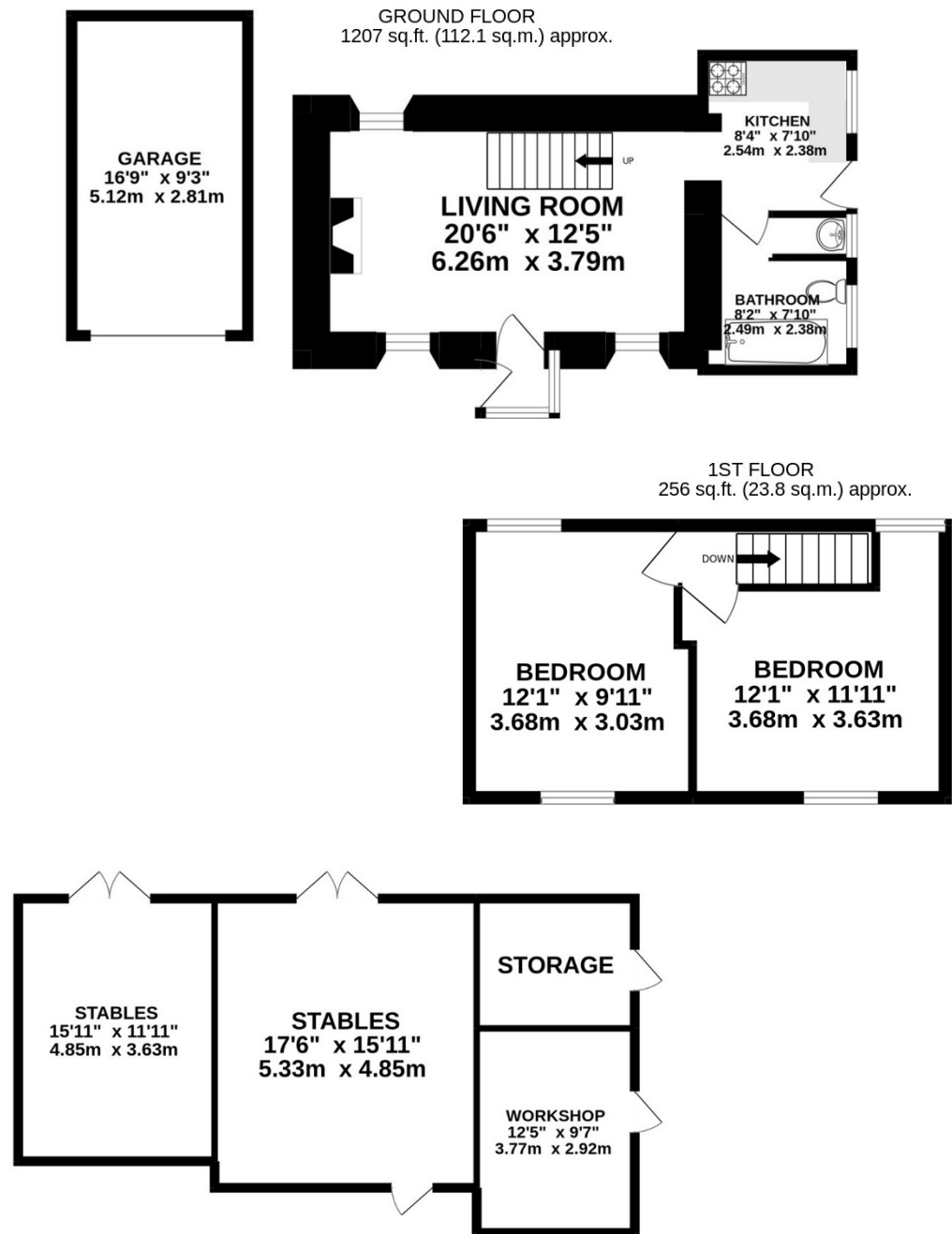




Situation

The location is idyllic, just off Grumbla Common, with very much a feeling of 'old Cornwall'. The property is surrounded by countryside with only sporadic neighbours, the nearest hamlet being Sancreed just over ½ a mile away. Sancreed itself is just 1.5 miles off the A30 west of Penzance/Newlyn, almost exactly mid-way between the north and south coast of this historically important peninsula in Cornwall.

The busy fishing ports of Newlyn and Mousehole, the latter famed for its cat and the Christmas lights, are less than 5 miles to the east whilst St Just and the stunning coastline and mining heritage of Botallack (Poldark country!) is 5 miles to the west. Other coastal landmarks, such as the sandy beach at Sennen, Land's End, Porthcurno, the breath-taking Minnack amphitheatre and picturesque Lamorna, a long-established mecca for artist, are all within a 20/30 minute drive. The historic port of Penzance is 4 miles away and is today a busy cosmopolitan town where there is a wide variety of shopping and recreational facilities, not to mention several state and private schools plus a hospital. Penzance is on the end of the Paddington to Penzance mainline railway providing stress free commuting by rail, whilst the A30 ensures quick and easy access around the County. The City of Truro, the business and commercial centre point of Cornwall, famed for its magnificent cathedral, is approximately 30 miles/45 minutes away and so for many within a daily commute.



Services: Mains Water and Electricity are connected to the farm cottage and some of the farm buildings. The farm cottage is connected to a private foul drainage system. Interested applicants are advised to make their own enquiries and investigations prior to making an offer.

Wayleaves, Easements & Rights of Way: The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist.

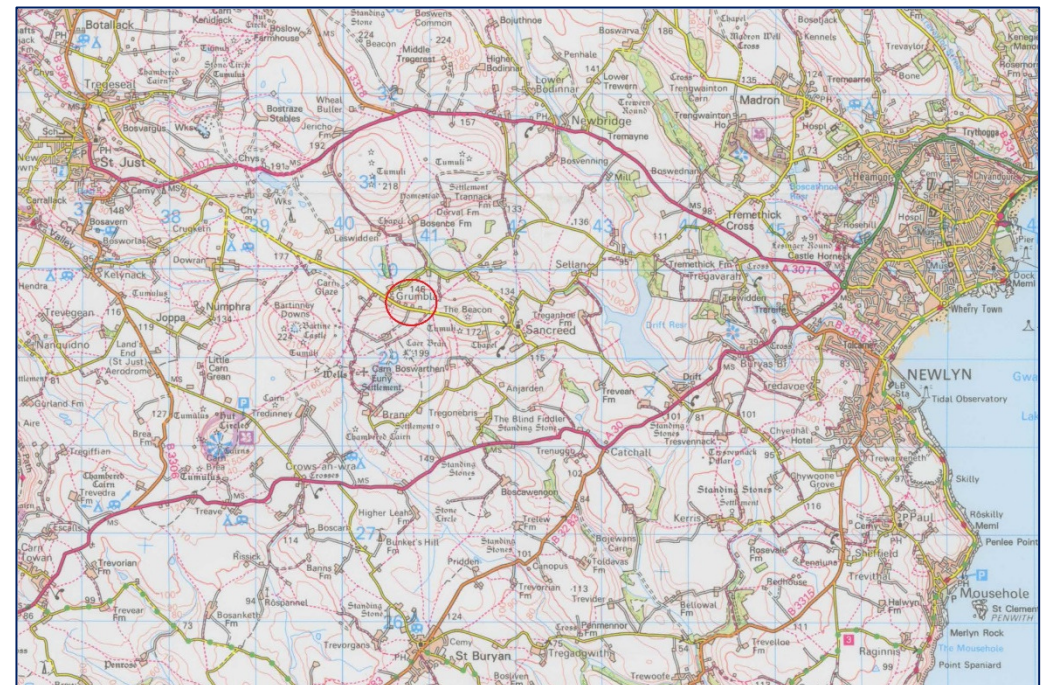
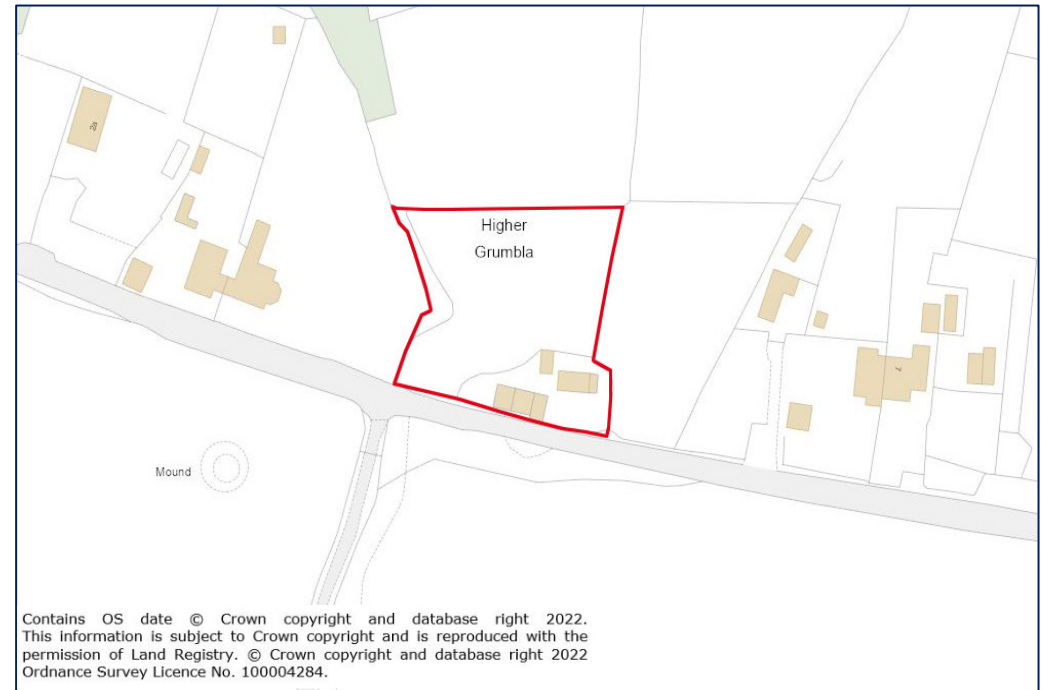
Particulars & Plan: Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The attached plan is not to scale and is for the purpose of identification only. Although believed to be correct the accuracy of the plan is in no way guaranteed nor does it form part of the Contract.

Council Tax Band: D **EPC:** F

Viewings: Strictly by appointment with the selling agents, Lodge & Thomas, 58 Lemon Street, Truro, TR1 2PY. Tel: 01872 272722,
Email: property@lodgeandthomas.co.uk

Directions: From Penzance follow the A30 south-west signposted Land's End. Shortly after passing through Buryas Bridge enter the hamlet of Lower Drift where at the crossroads turn right signposted Sancreed and Carn Euny. Follow this road past the reservoir and without deviating, into the hamlet of Sancreed. Continue past the church, shortly after which turn left signposted Grumbla and St Just. Follow this road for just over ½ a mile whereupon the property for sale will be found on the right hand side identified by a Lodge & Thomas for sale board.

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Chartered Surveyors
Estate Agents
Valuers
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