Ennestreven Farm, Sancreed, Penzance, West Cornwall

FREEHOLD

For sale for the first time in nearly 100 years.

A large 4 bedroomed farmhouse with granite outbuildings including a 1 bedroomed cottage, enjoying exceptional privacy positioned in the centre of about 21 acres of its own land. A particularly beautiful small farmstead in a highly regarded Area of Outstanding Natural Beauty, with permission for a further holiday barn conversion.
SUMMARY OF ACCOMMODATION

Ground Floor: porch, living room with granite fireplace, large dining conservatory, dining room with granite fireplace, modern kitchen with wood worktops, study, hall, shower room.

First Floor: galleried landing, 4 double bedrooms, bathroom.

CONVERTED BARN

Ground Floor: hall, double bedroom, bathroom.

First Floor: open-plan vaulted ceillinged kitchen/living room with woodburning stove.

Outside: continuation of the large stone barn presently offering two huge workshops/stores and with planning permission in perpetuity for conversion to a further holiday let. Tractor store/garage, additional stores, smaller single storey stone barn comprising a utility room and large store. Long driveway to large parking areas, beautiful, profusely stocked and extensive gardens to the south western side. Further private garden for the converted barn. 9 fields surrounding the house, currently let on a yearly basis to a neighbouring farmer and extending to about 21 acres.
DESCRIPTION

- It is believed that Ennestreven is Cornish for Somebody's Island and the fact that the house and barns are encircled by the property's own land does allow its owner to be cut off and away from it all enjoying complete privacy as there are no rights of way or footpaths over the grounds.

- This exceedingly beautiful parcel of land extends to about 21 acres, is a registered smallholding, is in An Area of Outstanding Natural Beauty, part of Cornwall’s heritage coastline and one of the fields is designated as being a Site of Special Scientific Interest. The land is currently let to a neighbouring farmer for its grass and one of the fields contains an ideally orientated 8 kilowatt array of photovoltaic solar electricity producing panels cleverly positioned so as to be almost invisible from the house, the remainder of the land or the surroundings.

- The house, which has been in our clients family since the 1920’s is believed to have origins in the mid 1600’s to its rear and now has a dressed granite front elevation with extensive accommodation over 2,000sq.ft. providing three generous reception rooms with fireplaces, an attractive refitted kitchen, a vast sitting and dining conservatory, associated porch, shower room and halls and on the first floor are four double bedrooms and a further bathroom off a galleried landing.

- Perran’s Barn is let through Classic Cottages and offers a large reverse level one bedrooomed holiday let displaying the character of the barn with exposed stonework and a vaulted first floor ceiling. This is attached to a significant continuation of the original stone barn and a more modern wing which currently offers very large stores, workshops and garaging but has planning permission in perpetuity for part of it to be converted to a further holiday let. In addition there is a further single storey stone barn acting as storage and a well presented utility room.
LOCATION

- Ennestreven Farm creates its own immediate setting as the house is enveloped in its own land but beyond this is further open farmland in a very beautiful, tranquil and unspoilt area in the lee of Sancreed Beacon which has significant archaeological remains around it. There are views over the surrounding countryside from the gardens and from the two largest bedrooms in the house the views stretch all the way to Mounts Bay and the Lizard Peninsula.

- Although there are no major roads nearby to spoil the tranquillity, road access is very good to the north and south with these two roads then linking to St Just in Penwith, Sennen Cove and convening at Penzance and Newlyn. The surrounding coastline is extremely beautiful and unspoilt and is all accessible via the South West Coast Path leading over towering headland and down to picturesque sandy coves with the most well known at Lamorna, famed for its artists and at Porthcurno which has incredible rock stack formations. One of Cornwall’s longest and best surfing beaches is a short distance away at Sennen Cove. There are further surfing, wind surfing and kite surfing opportunities around St Ives Bay and around Mounts Bay where one can also sail from Penzance and Marazion.

- An extensive range of services, shops, cafés, restaurants, museums, a hospital and schooling is all available at Penzance which is only about 10 minutes’ drive away and is at the end of the Penzance to Paddington mainline railway.
THE ACCOMMODATION COMPRISSES
(all floor plans and dimensions are approximate)

A path and door from the driveway open to:-

**PORCH – 8’6” x 7’**. Windows on two sides overlooking the garden and countryside, one exposed granite wall, monopitched ceiling. Glazed door to:-

**LIVING ROOM – 15’10” x 14’1”**. Large window to the front, one granite wall with a large granite fireplace with an inset enamelled oil fired stove. Door to:-

![LIVING ROOM](image)

**STAIRCASE HALL**. Easy rising turning staircase rising to the first floor with two windows to the side and space for furniture below. Doors to:-

**STUDY – 11’7” x 9’3”**. Large window to the front, fitted shelving, Baxi Bermuda LPG fired back boiler and fire.

**SHOWER ROOM**. Fully tiled walls, floor and tiled shower enclosure with a glazed screen and Mira Sport shower. Wc and corner cantilevered wash basin, obscure window.

**KITCHEN – 11’10” x 10’**. Broad window to the side, wood flooring. Fitted with a range of cream shaker style units under thick oak block worktops with a white ceramic 1½ bowl sink and drainer with chrome mixer tap over. Off-white tiled splashbacks, concealed integrated dishwasher and

![KITCHEN](image)
fridge, cream dual fuel range cooker under an extractor hood.

SIDE HALL. Glazed door to the stair hall and half glazed door to the driveway.

DINING ROOM – 14’10” x 13’10”. Impressive granite fireplace with an inset woodburning stove on a slate hearth. Window to the side and sliding glazed doors to:-

CONSERVATORY – 28’5” x 11’8”, reducing to 7’10”. Windows along the entirety of two walls, monopitched roof, tiled floor, beautiful views out over the gardens to countryside and Sancreed Beacon beyond. Half glazed door to the garden.
FIRST FLOOR

GALLERIED LANDING. Galleried over the staircase with a wooden handrail and lit by two windows over the staircase. Access to roof space. Ledge and braced doors with latches to:

BEDROOM 1 – 14’1” x 13’9” including wardrobes. Large window with views over countryside as far away as the Lizard Peninsula and with a glimpse of Mounts Bay. Full wall of fitted wardrobes with a dressing area and a concealed vanity area with wash basin.

BEDROOM 2 – 14’1” x 13’10”. Large window with the same views as bedroom 1.
BATHROOM. Wc, pedestal wash basin and panel bath. Tiled walls to half height, obscured window, door to an airing cupboard housing the hot water cylinder, slatted wooden shelving and airing space.

BEDROOM 3 – 10'8" x 8'5". Window to the side, recessed wardrobe.

BEDROOM 4 – 15’ x 10’. Broad window to the side overlooking the garden and Sancreed Beacon. Two large recessed wardrobes.

PERRAN’S BARN

A half glazed stable door opens to:-

HALL. Tiled floor, staircase rising to the first floor, double doors to an airing cupboard housing the hot water cylinder and slatted wooden shelving. Wooden ledge and brace doors with latches to:-

BEDROOM – 14’2” x 10’. Dual aspect with double glazed window with slate sills. Areas of exposed granite walling, recessed wardrobe behind double doors.
**BATH / SHOWER ROOM.** White sanitaryware including a wc, pedestal wash basin with chrome mixer tap and shower bath with curving glazed screen, chrome mixer tap and chrome rain head mixer shower over. Tiled floor and tiled walls where necessary, striplight with electric shaver socket over the wash basin, extractor fan, obscured window, chrome electrically heated towel rail.

**FIRST FLOOR**

**OPEN-PLAN KITCHEN / DINING / LIVING ROOM – 18'8” x 14’3”**. High vaulted ceiling with exposed A-frame timbers, area of exposed granite wall behind a woodburning stove on a slate hearth. Floorboards, three windows and two Velux roof windows, built-in dining table, balustrades around the staircase. Light oak fronted kitchen units under roll edged stone effect worktops with cream tiled splashbacks and a 1½ bowl stainless steel sink and drainer with chrome mixer tap over. Concealed integrated fridge, integrated electric oven, four plate hob and stainless steel extractor.
The house is set well back from the quiet lane with an impressive gated entrance with an old milk stand to one side and a few ornamental trees. The driveway leads past shallow mown lawns with granite hedges behind and some specimen shrubs before arriving at a parking area between the main house, Perran’s Barn and the outbuildings. Around this area are shallow areas of lawn, planted beds, hedgerows, trees and further granite walls. To the rear of Perran’s Barn is a secluded lawned garden but the main gardens are found wrapping around the house to the southern and western sides, giving privacy from any guests and also allowing beautiful views to Sancreed Beacon. The gardens are a particular delight, being large, relatively level and lawned and they are surrounded by a multitude of different shrubs and trees in deep beds including magnolia, hydrangea, camellia and rhododendron. In one corner of the garden is an area delineated by three apple trees and behind these is a greenhouse and growing beds. Around the edge of the lawn are more exotic species of grasses, ferns, echiums, palms and interesting trees including a dark green eucalyptus.
Attached to the side of Perran’s Barn is a continuation of the same granite barn with planning permission for conversion to a further two bedroom holiday let, currently used as:-

**WORKSHOP – 24’ x 14’3”**. Exposed granite and cob walls, three windows.

**GARDEN STORE – 20’ x 14’2”**. Pedestrian door, window to the front.

**GARAGE / TRACTOR SHED – 19’9” x 16’4”**. Two sliding timber doors for vehicular access, pedestrian door to the rear and window. Part of this building is included in the plans for the additional holiday letting unit. To the side a doors opens to:

**MACHINERY STORE – 15’3” x 11’**. Formerly a stable but now used for storage with a window to the rear and pedestrian door to the front.

**GRANITE SINGLE STORE OUTBUILDING COMPRISING:-**

**WOOD STORE – 13’9” x 12’**. Pedestrian door, window to the rear.

**UTILITY ROOM – 12’ x 10’6”**. Pedestrian door, window to the rear, space and plumbing for appliances.
THE LAND

The house sits approximately centrally within the land which is measured by DEFRA at 8.22 hectares (21 acres) and is registered as a smallholding. The land is currently let to a neighbouring farmer on a yearly basis and currently comprises 9 fields that are cropped for silage and have delightful thick boundary walls and hedgerows. The land is in An Area of Outstanding Natural Beauty and partly in an SSSI. Please see the attached plan.
GENERAL INFORMATION

VIEWING – Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. Facsimile: (01872) 273474. Website: www.waterfrontandcountryhomes.com E-mail: sales@lillicrapchilcott.com

POST CODE – TR20 8QW.

SERVICES – To be confirmed. For Council Tax see www.mycounciltax.org.uk.

DIRECTIONS – From the A30 bypass around the outside of Penzance take the exit from one of the roundabouts signed to St Just and after about 1 mile turn left at Tremethick Cross signed to Sancreed. Follow this country lane until passing a large art deco house on the left hand side and Ennestreven Farm will be found about 100 yards further on on the right.

AGENT’S NOTE – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS – Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm (available for viewings all day).
Ennestreven Farm House

Not to scale – for identification purposes only.
Ennestreven Farm Outbuildings and Perran's Barn

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For reference only, not to form any part of a sales contract.