

# Higher Kerris Farm

Paul, Penzance, Cornwall



Jackson-Stops  
& Staff



People **Property** Places



An attractive granite former farmhouse set amidst attractive gardens and enjoying a rural location.

Guide Price £645,000

## Features

- Sitting Room
- Dining Room
- Study
- Kitchen with Aga
- Utility Room
- Cloakroom
- Master Suite
- 2 Further Bedrooms
- Bathroom
- Large Double Garage
- Studio/Cinema Room
- Landscaped Gardens
- Attractive Country Views

## Distances

- Newlyn 2 miles
  - Penzance 3.8 miles
  - Sennen Cove 8.2 miles
  - St Ives 10.9 miles
  - Truro 31.3 miles
- (Distances approximately)

## The Property

Higher Kerris Farm is a most attractive detached granite former farmhouse. The house has immense character and charm. The sitting room has part panelled walls and a marvelous granite fireplace with a Clearview wood-burning stove inset. The dual aspect dining room has a vaulted ceiling with exposed timbers. The kitchen is well fitted and has a green two door electric Aga as its centerpiece. The current owners have added a very useful utility room with space for a washer/dryer and fridge/freezer. This room also has an electric oven/microwave and houses the oil-fired boiler. On the first floor there is a master suite with an en-suite shower room. There are two further bedrooms served by a family bathroom.

## The Location

The village of Paul has a public house and church. Paul is a little village very close to Newlyn. Newlyn is famous for its school of painters lead by Stanhope-Forbes and Walter Langley in the late 1800's and its long association with the fishing industry. Penzance is the main shopping centre for the area and offers a wide range of facilities including a mainline railway station to London Paddington and connections to the Isles of Scilly by ship. Truro offers a comprehensive shopping and scholastic facilities and there is an airport on the north coast at Newquay with regular flights to London Gatwick.





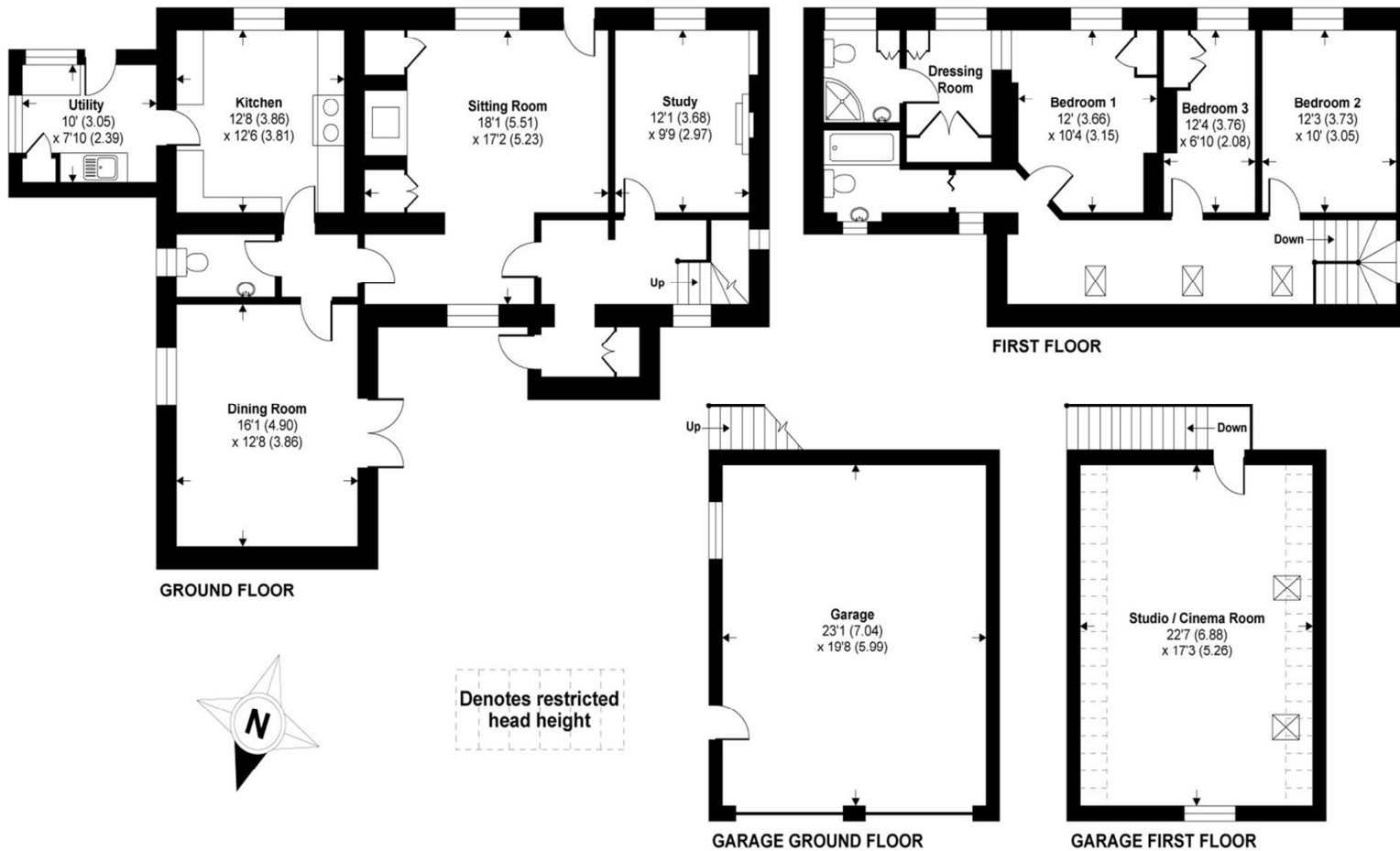
## Outside

The garage/studio was erected in 2011. On the ground floor this provides a very generous two car garage with plenty of storage space. Upstairs is a magnificent studio room with a wide variety of potential uses. This space is currently being used as a cinema room. The vendors have created a magnificent garden with a range of well-stocked borders surrounding the property as well as carefully conceived terraces. This opens out to a wide expanse of lawn leading down to an area of spinney. There is a workshop and a generously proportioned garden store. Behind this is a further area of terrace that enjoys marvelous views over the surrounding countryside.



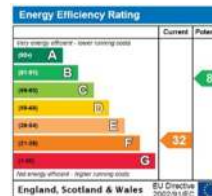
# Higher Kerris Farm, Paul, Penzance

APPROX. GROSS INTERNAL FLOOR AREA 2581 SQ FT 239.7 SQ METRES (INCLUDES GARAGE & EXCLUDES RESTRICTED HEAD HEIGHT)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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## Property Information

**Postcode:** TR19 6UY

**Council Tax Band:** F

**Services:** Oil-fired central heating. Mains electricity. Mains water. Private drainage.

**Fixtures and fittings:** Only those mentioned in this brochure are included in the sale. All others, such as carpets, curtains, light fittings, garden ornaments etc. are specifically excluded, but may be made available by separate negotiation.

**Local Authority:** Cornwall Council, Truro, TR1 3AY Telephone 0300 1234100

**Viewing:** By appointment with Jackson-Stops & Staff's Truro office: 01872 261160

**Fast Find:** 61242

## Directions

From Newlyn proceed up Paul Hill for 1 mile. Then turn right, signposted Kerris, for 0.9 of a mile. Turn right again, this time signposted Higher Kerris. The property can be found after 100 yards.



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