

Chy Kerensa

St Just, Penzance, Cornwall



Jackson-Stops
& Staff



People **Property** Places



A delightful barn conversion with versatile accommodation and fantastic views.

Guide Price £575,000

Features

- Conservatory
- Entrance Hall
- 3 Bedrooms
- Bathroom
- Summer Kitchen
- Family Room

First Floor

- Sitting Room
- Kitchen/Dining Room
- Balcony
- Shower Room
- Library/Study
- Fantastic Views
- Attractive Walled Gardens
- Front Garden
- Driveway Providing Ample Parking

Distances

- Lands End 6.9 miles
- St Ives 16.3 miles
- Penzance 8.6 miles
- St Just Village 0.9 mile
- Truro 35.2 miles

(Distances approximately)

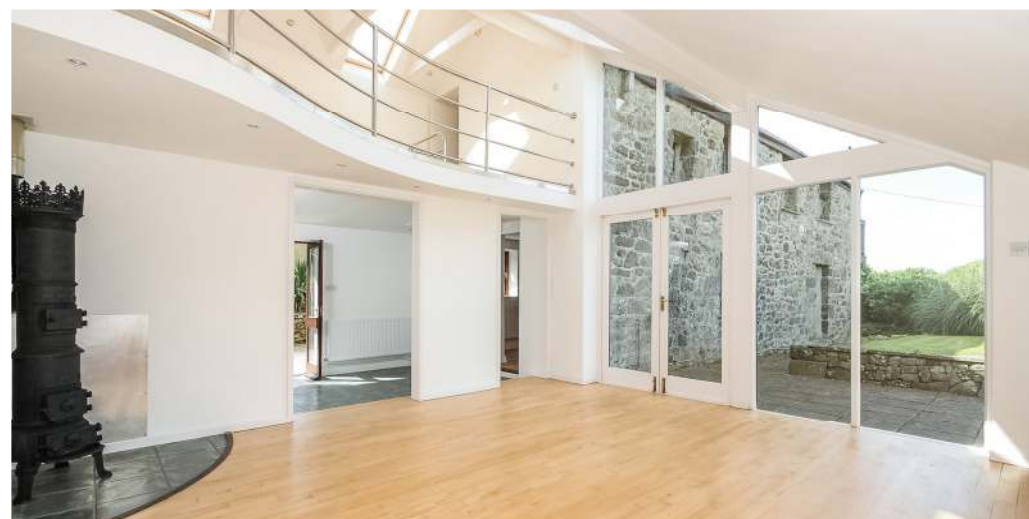
The Property

The property was first converted from the farms 'smithy' in the early 80's and was substantially rebuilt at that time. It has been owned by the same family for the past 25 years. The accommodation is versatile and quirky. The ground floor has a conservatory with slate floor leading into an entrance hall with an impressive 'Scots Pine' staircase rising to the first floor. To the left of the staircase are 3 bedrooms and a bathroom. To the right is a summer kitchen, a family room with vintage wood burning stove and a galleried library/study above. The rest of the first floor includes a shower room, kitchen/dining room with Rayburn and a triple aspect sitting room with access onto a timber balcony.

The Location

With magnificent views out over the Atlantic Ocean, Cape Cornwall lies on some of Cornwall's most westerly coastline. Bordered by National Trust land, Cove Cottage and its grounds are part of a designated Area of Outstanding Natural Beauty being also a conservation area and more recently a World Heritage Site. The Cape is an important area for wildlife. To one side of the Cape is Priest's Cove, a traditional fishing cove with colourful lobster boats, a slipway and a large manmade salt water pool. On the other side, is Porthledden Bay, a wide rocky bay with a wealth of rock pools to explore and good swells for the experienced surfer. The simplest, and perhaps best, way to enjoy the area is from the South West Coast Path which runs west towards Cot Valley and on to two of Cornwall's finest surfing beaches, Gwenver and Sennen, and east across Kenidjack Valley towards Botallack and Geevor Tin Mines and the iconic Crowns; two engine houses that cling perilously to the cliff.

St Just is approximately 0.9 mile away and provides shops for day to day needs such as food stores, a greengrocer, a bakery (the oldest 'Cornish pasty' maker in the World), two butchers, two cafes, a Post Office, surgery and pharmacy, homemade takeaway Pizzeria, four pubs (three of which serve food) and two art galleries. The St Just to St Ives road is one of the finest drives in Britain with spectacular

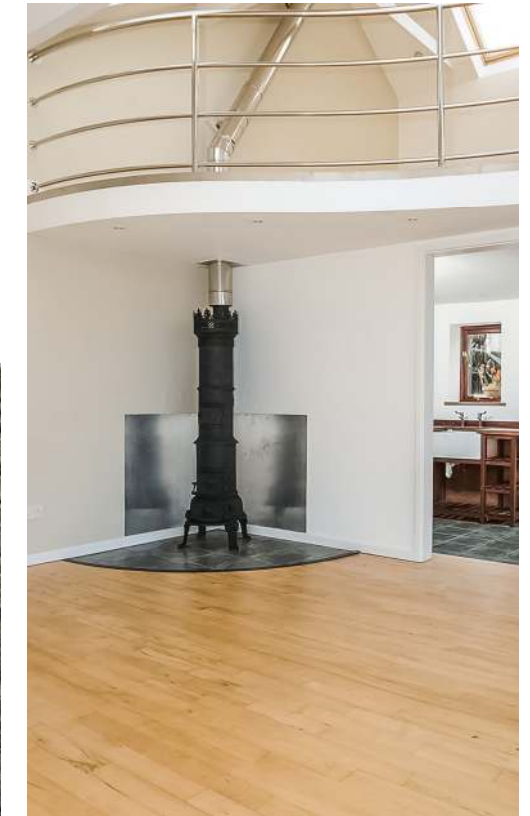




sweeping views down to the sea, ancient field structures, granite engine houses, rugged moorland and fascinating villages along the route such as Zennor. Half-way to St Ives you'll pass the award-winning Gurnards Head Inn. Indeed West Penwith is noted for its seafood and other fine restaurants including Ben's Cornish Kitchen in Marazion, the Old Coastguard in Mousehole and The Beach Restaurant at Sennen Cove. There is a mainline station at Penzance with trains to London Paddington, and at Newquay Airport daily flights to London and other UK and European Airports.

Outside

The property is approached via a farm track into a gated driveway with ample parking. The front garden is mainly laid to lawn and enclosed by a stone wall. There is a wide variety of specimen shrubs and views out over the coastline. To the rear is a delightful walled garden with an abundance of palms and tropical plants as well as specimen shrubs. This charming secret garden has a detached summer house and a timber shed.



Chy Kerensa, St. Just, Penzance

APPROX. GROSS INTERNAL FLOOR AREA 2114 SQ FT 196.3 SQ METRES (EXCLUDES VOID)



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 7NP

Council Tax Band: E

Services: Oil fired central heating. Septic tank. Mains electricity. Mains water. Right of way over farm track.

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

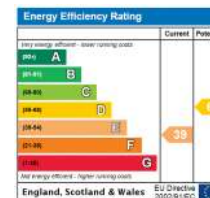
Directions

From Penzance head towards St Just. Enter the village and turn left towards Cape Cornwall. Pass the cricket ground on your right hand side and after half a mile turn left towards Bollowal Farm. Travel a further 300 metres and Chy Kerensa is the first property on the right hand side.



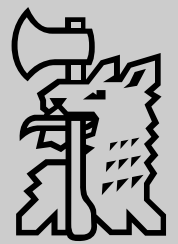
Important Notice

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



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