



STAGS

Treen Farm

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Gurnards Head, Zennor, St Ives, TR26 3DE

Zennor 2.1 miles St Ives 6.1 miles Lands End 14 miles.

- No Onward Chain
- Coastal Views
- Hall
- Kitchen
- Utility Room
- Shower Room
- Formal Dining
- Sitting Room

Guide price £425,000

SITUATION

The small hamlet of Treen is around seven miles south-west of St. Ives and is adjoined to the award winning Gurnards Head Inn. Also standing in an area of outstanding natural beauty is the village of Zennor located only two miles from Treen and standing prominently in a cliff top position over looking the North Cornish Coastline.

Famed for the medieval carving of a mermaid inside the Parish Church and once the home of D. H. Lawrence, the village comprises a cluster of traditional granite buildings including the historic Tinnars Arms.

The highly regarded coastal resort and fishing village of St Ives is about 7 miles to the east and the mining town of St Just with its historic heritage about 4 miles to the west.

Tourism is the principal industry in the area and the landscape is a walkers paradise. Much of the surrounding land is in the ownership of The National Trust and from the village there is easy access onto the scenic Southwest Coast Path and Zennor Head.

Surrounded by a circle of magnificent beaches and home to the world famous Tate Gallery, St. Ives is a scenic harbour town that is a mecca for art lovers and tourists alike.

DESCRIPTION

Treen Farmhouse is situated at the end of a no through road in a majestic coastal position on the South West Coastal footpath. It



An opportunity to purchase a characterful farmhouse standing in a prominent position boasting coastal views.





offers delightful accommodation which is well presented but could benefit from a degree of improvement and upgrading. It offers breathtaking coastline views from several bedrooms as well as boasting a wealth of traditional features to include open fires, beam ceilings, wood flooring and Aga. This charming farmhouse is accessed through a canopied entrance into the hall and on into the kitchen, utility room, shower room, formal dining room, sitting room and conservatory. The stairs lead from the hall to the first floor where there are four bedrooms and the large family bathroom.

OUTSIDE

The property is accessed directly from the lane and the gardens wrap around the property, laid to lawn with hedge, shrub, and Cornish stone borders.

CONDITION OF SALE

The private drainage is to septic tank shared with one neighbour. The costs for up keep and maintenance will be shared 50% with the neighbour. It will be the responsibility of the purchaser to re-site the oil tank to within the boundary of the property within 4 weeks of completion of sale.

SERVICES

Mains water and electricity, shared private drainage. Oil fired central heating.

VIEWINGS

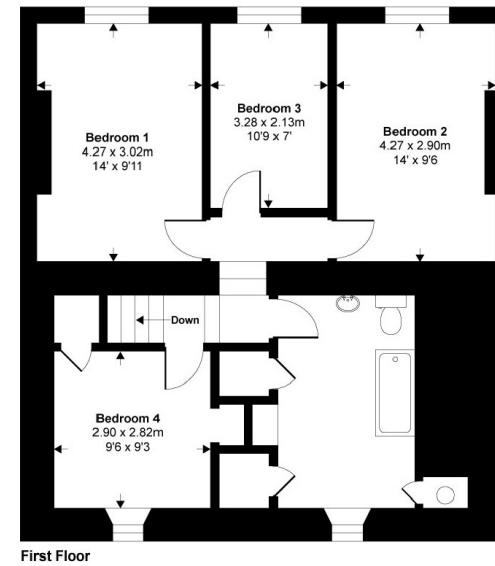
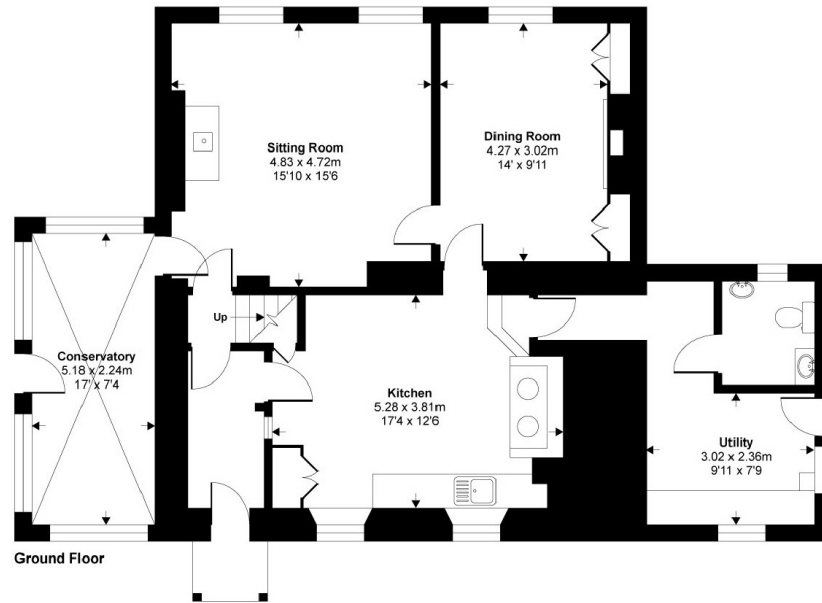
Strictly by appointment only with Stags Truro office - telephone 01872 264488.

DIRECTIONS

Travelling westbound on the A30 (T), bypass Redruth and Camborne and continue on until reaching Loggans Moor roundabout. Continue straight over staying on the A30 (T) towards Penzance. Drive to the next roundabout and take the second exit onto the A3074 towards St Ives. Drive down the hill, go straight over at the roundabout and at the next roundabout turn left towards St Ives (B3311). Drive for nearly 3 miles and at the T junction turn left onto the B3311 towards Penzance and after about 50 yards turn right towards Towednack. After about 200 yards follow the road around to the right, continue on, pass Chytodden, follow the road around to the right at the next junction, ignore the turning to the left towards Amalveor, ignore the next turnings to the left and right (both un-signposted) and continue on to the T junction. Turn left towards St Just, drive along the hillside for a few miles and continue on this road. Pass through Zennor continuing on this road until you read the Gurnards Head Inn. Turn right and the property will be evident at the end of the lane on the right hand side.



Approx. Gross Internal Floor Area
173 Sq Metres 1863 Sq Ft



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

These particulars are a guide only and should not be relied upon for any purpose.



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