



---

Brunnion

# Brunnion

Brunnion, Hayle, Cornwall, TR27 6NT



St Ives 3.3 miles

Penzance 5.6 miles

Hayle 3.8 Miles

**A detached family home with 1.85 acre paddock close to St Ives.**

- No Onward Chain
- Versatile Accommodation
- Lounge/Dining Room
- Kitchen/Breakfast Room
- 3/4 Bedrooms, Dressing Room
- Two Bathrooms,
- Gardens, Garage With Studio
- 1.85 Acre Paddock

**Guide price £695,000**

## SITUATION

Delightfully situated in the picturesque hamlet of Brunnion within the sought after area of Lelant Downs, Brunnion stands in the heart of this atmospheric hamlet on with magnificent views of Trencrom and Godolphin Hills and the coast beyond. Brunnion is only a few miles from the highly desirable seaside town of St Ives, Hayle, Penzance and the north and south coasts with many stunning beaches and attractive rugged coastline. About three miles to the south east at St Erth is a station on the London Paddington line.

## DESCRIPTION

Formally the piggery to the original farmhouse also bearing its name, Brunnion has been improved and extended over the years boasting a handsome stone facade now presenting to the market a most versatile and interesting property with a wealth of traditional features. Approached through the entrance porch is an impressive kitchen/breakfast room with an extensive range of cream Shaker style cabinets, travertine tiles and mixture of solid wood and Cornish granite worktops. Integral appliances include an eye level double Hydro Clean oven, coffee machine, four ring induction hob with stainless steel Franke cylindrical extraction hood and stainless steel under mount sink. The central island and breakfast bar offer further storage with a large granite fireplace offering the opportunity for a wood burning stove. The spacious sitting/dining room has a vaulted ceiling, central black granite hearth featuring an Italian Piazzetta wood burning stove and three windows overlooking the rear garden. The inner hallway has a large airing cupboard with windows and door to the rear. There are three double bedrooms and study/

bedroom 4. The master bedroom has a dressing room and en-suite. The en-suite and bathrooms are beautifully appointed with travertine tiles and contemporary suites incorporating Grohe remote control showers and a body dryer. The second sitting room has a porthole window, patio doors leading to the rear garden and sun terrace and a Scan wood burning stove standing on a hearth.

## OUTSIDE

The property is approached over a driveway with parking for several vehicles. To the rear is a spacious lawn garden with flower beds, palms, garden shed, greenhouse, paved and decked patio areas with magnificent views towards Trencrom and Godolphin Hills and the coast beyond. The walled and tiled swimming pool is 10 metres by 4 metres with a changing room, hot tub and infrared sauna room. Granite chipped pathways lead to the wild life garden, chicken runs and the large garage incorporating a workshop and studio. 1.85 acre paddock.

## VIEWINGS

Strictly by prior appointment with Stags' Truro Office on 01872 264488.

## SERVICES

Mains water and electric. Private drainage. Oil-fired central heating.

## DIRECTIONS

From the A30(T) take the second exit at the Lelant roundabout. Go straight over the mini roundabout by the garden centre, at the next roundabout take the first exit. Follow this road taking the second turning on the left to Crippleasease. Continue on this road into the hamlet of Brunnion. Turn left at the fork in the road and the property will be found immediately on your left hand side.





# Brunnion

Brunnion, Hayle, Cornwall, TR27 6NT

Approximate Gross Internal Area = 137.9 sq m / 1484 sq ft

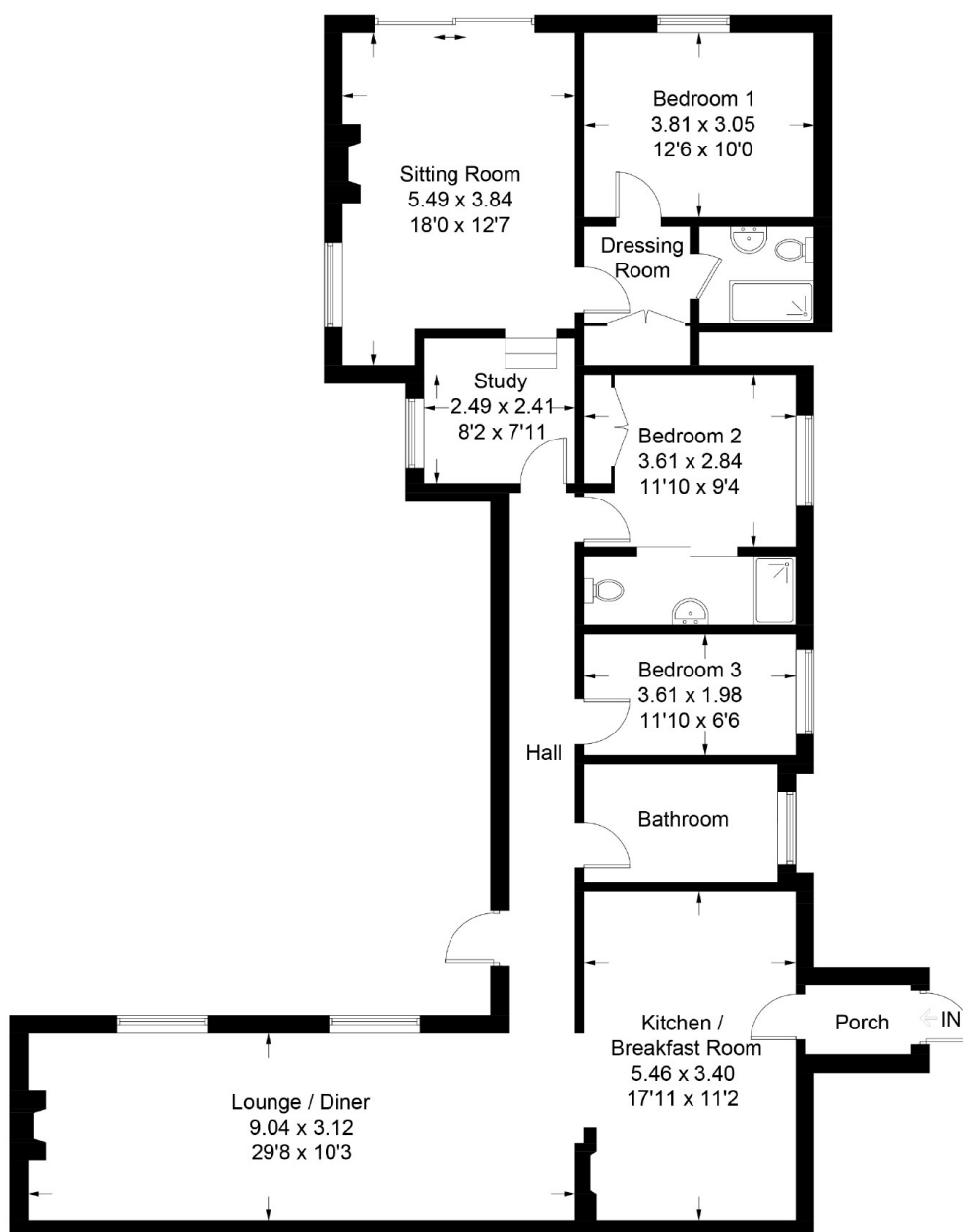
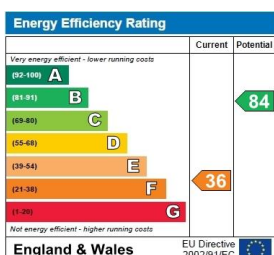


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID467055)

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



Stags Estate Agents, 61 Lemon Street,  
Truro, Cornwall, TR1 2PE

01872 264488

truro@stags.co.uk

stags.co.uk



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London