



# LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA8420

Offers in excess of £750,000

**Corva Farm Cottage, Barn & Stables,  
Steeple Lane, St Ives, Cornwall, TR26 3LP**

**FREEHOLD**



- **LARGE RURAL HOUSE**
- **BARNs AND STABLES WITH PLANNING TO CONVERT**
- **PRICED TO SELL IMMEDIATELY**
- **1 MILE FROM ST IVES**
- **ONLY UNCONDITIONAL OFFERS WILL BE CONSIDERED/ACCEPTED**





## **SUMMARY OF ACCOMMODATION**

### **CORVA FARM COTTAGE – For some refurbishment. In all, about 2,722sq.ft.**

**Ground Floor:** large entrance porch/sun room, entrance hallway, beautiful farmhouse style kitchen/diner, utility room with separate shower and wc, 2 double bedrooms.

**First Floor:** large triple aspect lounge, master en-suite bedroom, wc.

**Second Floor:** 2 bedrooms both with en-suite shower rooms.

**Outside:** driveway, south east facing lawned garden, ample parking, large garage/workshop, heated swimming pool, summerhouse.

### **THE BARN – Part converted and to comprise:-**

**Ground Floor:** sitting room, kitchen/diner, bedroom.

**First Floor:** master bedroom.

**Outside:** small garden, parking.

### **FORMER STABLES FOR CONVERSION – To comprise:-**

**Stable 1:** kitchen/dining/living room, 3 en-suite bedrooms.

**Stable 2:** kitchen/dining/living room, 2 en-suite bedrooms.

**Outside:** both with south facing gardens and parking.

## **DESCRIPTION**

### **Corva Farm Cottage (approx. 2,722sq.ft.) requires some refurbishment**

Corva Farm Cottage has been in our client's ownership for the last 25 years when it was effectively re-built and occupies a peaceful and private location which boasts stunning views over miles of rolling 'wild' countryside and out to sea.

Approached via a no-through track, the property has a lawn to the south eastern side, as well as a swimming pool, a large detached garage/workshop and a range of former barns/stables which have had planning permission to build and create an income from Holiday Letting. See below under Covenants.



## **LOCATION**

Corva Farm Cottage is found 'off the beaten track' on Steeple Lane after Knills Monument and is on the rural outskirts of St Ives with countryside views and walks on its doorstep.

Situated in a peaceful and rural location, Corva Farm is only a short distance from St Ives famed for its picturesque harbour, stunning beaches, cafés, bars and restaurants and renowned for its artist's community and galleries including the Tate St Ives.

A short distance away is Tregenna Castle Golf Club and Hain Walk, part of the South West Coast Path linking Carbis Bay beach and Porthminster beach; the two most sheltered beaches in the area, and there is also excellent surfing at Porthmeor beach and around St Ives Bay.

## **THE ACCOMMODATION COMPRISES** **(all floor plans and dimensions are approximate)**

### **THE BARN**

To the side of Corva Farm Cottage is a part converted barn with the layout allowing for a kitchen/diner, a sitting room and an en-suite bedroom on the ground floor and a spacious

en-suite master bedroom on the first floor. From the first floor there is a superb rural view and the triple aspect master bedroom takes full advantage of this.

Attached to the barn is a range of former stables which have planning permission to be converted into two single storey dwellings.

Both will have open-plan kitchens/living/dining rooms, good sized south facing gardens and parking.

Stable 1 will have three en-suite bedrooms and stable 2 will have two.



### **THE BARN - Part converted to provide:**

Sitting Room (13'1" x 12'9")  
 Kitchen/Diner (15'7" x 10'1")  
 Bedroom 2 (11'2" x 8'2")

### **First Floor:**

Bedroom 1 (13'8" x 13' max wall to wall)

### **THE STABLES – For conversion:**

#### **STABLE 1**

Room 1 - Bedroom (17'7" x 12')  
 Room 2 - Bedroom (17'5" x 12')  
 Room 3 - Kitchen/Dining/Living Room (26'6" x 14'1")  
 Room 4 - Bedroom (14' x 12'10")

#### **STABLE 2**

Room 1 - Kitchen/Dining/Living Room (25' x 16'8")  
 Room 2 - Bedroom (13'5" x 13'4")  
 Room 3 - Bedroom (17'7" x 12'1")

## **RESTRICTIVE COVENANTS / OVERAGE PAYABLE**

When our client acquired the property from The Bolitho Estates, they agreed several restrictive covenants which restrict the development of the stables and detached barn. The property is subject to the following covenants:

- No new buildings or additions or external alterations to any existing or future buildings are permitted unless the plans and specifications are approved in writing by the Bolitho Estate.
- No existing building, other than the Cottage or any new building constructed with the Vendor's consent, shall be used or converted to use as living accommodation.
- No building erected on the property shall be used for any other purpose other than a private dwelling house and no trade or business shall be carried out on the property.
- Not to sell let or dispose of the property except as a whole, however, this does not prevent the owner from letting part of the house as a furnished flat for a period or periods of not less than 1 calendar month.
- To pay on demand  $\frac{1}{3}$  of the cost of the maintenance and repair of the access-way to a standard suitable for normal agricultural purposes.
- Bolitho Estate will not be able to provide any further information at this stage but have confirmed they will be happy to enter discussions with the new owner once completion of the proposed sale has taken place.

## **GENERAL INFORMATION**

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

**POST CODE** –TR26 3LP.

**SERVICES** – Mains water, mains gas, mains electricity. Private drainage via a septic tank. The septic tank was installed in 1995 when the buildingwork was done to the main house. Our client informs us that there are two chambers and that it was designed and built to support the house and the three dwellings (The Barn and the two stables). For Council Tax see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk).

**DIRECTIONS** – Proceeding towards St Ives from Carbis Bay, just as you are leaving Carbis Bay and entering the Treloyhan area of St Ives, turn left immediately after the Cornish Arms onto Higher Tregenna Road and then take the first left after only a few yards onto Steeple Lane. Rise up Steeple Lane and continue into the countryside passing Knills Monument on your left hand side. You will then pass Carn Stabba House on your left and after a short distance you will see a discreet turning on the left hand side. Take this turning and then take the first left and this will lead you to Corva Farm Cottage.

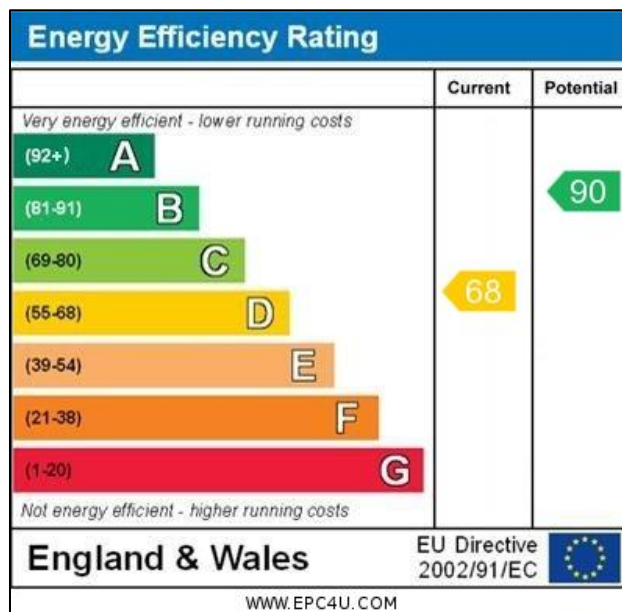
**AGENT'S NOTE** – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable

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. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

**THE PROPERTY OMBUDSMAN**

Approved Redress Scheme





**Not to scale – for identification purposes only.  
For reference only, not to form any part of a sales contract.**





