



# LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA8839

Offers over £575,000

Chapel Euny Farm,  
Sancreed, Penzance, Cornwall, TR20 8RB

FREEHOLD



Available for sale for the first time in over 30 years, is this detached period cottage with separate detached annexe offering delightful elevated and far reaching southerly views towards Land's End, Mounts Bay and The Lizard. Set in private gardens and grounds of about .65 of an acre. This is a superb and peaceful location offering the perfect holiday home with the option to generate additional income.







## **SUMMARY OF ACCOMMODATION**

### **COTTAGE**

**Ground Floor:** entrance, kitchen/breakfast room, utility room, 2 bedrooms, study and en-suite bathroom.

**First Floor:** living room, principal bedroom en-suite shower room.

### **THE PIGGERY**

Hallway, shower room, living room, bedroom.

**Outside:** level enclosed lawned front gardens, large lawned gently sloping rear gardens with outstanding and far reaching outlook and views.

**In all, extending to about .65 of an acre.**

## **DESCRIPTION**

Chapel Euny Farm is located in a superb elevated position enjoying quiet outstanding and far reaching views over miles of open countryside towards Land's End, Mounts Bay and The Lizard. The cottage has been in the same ownership for over 30 years and is a much loved and cherished holiday home. It would certainly benefit from some updating and



refurbishment and there is an excellent opportunity to further develop and enhance what is a quite spectacular location and opportunity.

The farm is approached along an unmade and unadopted lane best suited for 4x4 vehicles.

The farm is accessed off this lane via a five bar gate which opens up into a concreted parking area with a detached garage to one side.

To one end of the cottage is a half glazed and spacious entrance porch which opens into the kitchen/living room which is of a good size with stairs to one side and leading through to the utility room at one end. Accessed via the kitchen is a good sized double bedroom with easy access out onto the front garden.

Via the utility room a doorway leads through into the study which has views to the front and to one side is an occasional third bedroom and to the other side of the study an en-suite bathroom.

From the kitchen stairs lead up into the very spacious and lovely living room which has two windows to the front of the cottage taking in the spectacular and far reaching views over miles of open countryside and to the coast in the distance beyond. The principal bedroom is also on this level with views to both the front and the rear of the cottage and an en-suite shower room.

The Piggery is located beyond the front garden in front of the cottage and is a rather lovely detached granite building comprising a living room with kitchenette, double bedroom and shower/wc.



The home comes into its own outside with level mature gardens to the front in which to enjoy the superb southerly sunny outlook with a hidden sunken garden to one side. To the side of the cottage is an attached log store and beyond this the gardens open up and gently slope upwards providing better and better views for many miles over the open countryside and beyond.

The gardens are mainly lawned and border farmland to one side and are particularly private and equally sunny.

Chapel Euny Farm offers a very special opportunity providing a delightful character cottage with scope to further improve and remodel in a lovely location with private southerly gardens and grounds and the opportunity to create and enjoy an income from The Piggery.

## **LOCATION**

Chapel Euny Farm is situated on the West Penwith peninsula and some of the most unspoilt and lovely countryside at the end of an unadopted and unmade track in a spectacular elevated position enjoying magnificent rural and coastal views.

This part of the county is exceedingly popular and widely regarded as Cornwall in its truest form with beautiful moorland and country feeling fairly remote but also readily accessible to both the coastline and seaside town of Penzance. The farm adjoins the ancient Carn Euny Archiological site which is both an Iron Age and Post Iron Age settlement with evidence of the first huts there built around 200BC. These original timber huts were replaced by stone huts which are visible today alongside the well preserved Fogou which is an underground passage believed to have been used for storage, habitation or ritual during the Roman period.

The village of Sancreed is a lovely rural village with its historic parish church believed to date back to the 13<sup>th</sup> and 14<sup>th</sup> Century. Nearby is Drift Reservoir which can be seen from the farm and is popular with both anglers and birdwatchers.

Whilst feeling that you are very much in a lovely rural position facilities are very good nearby with the journey into Penzance readily accomplished within 15 minutes or so.

Penzance is a lively town of character on the south coast of Cornwall, overlooking Mount's Bay, renowned for its agreeable mild climate and known as the 'capital' of the Land's End peninsula, West Penwith. The town's bustling harbour is a haven for yachts, fishing boats and pleasure craft together with a regular all year round flights from Land's End Airport to St Mary's on the Isles of Scilly. There is a mainline rail terminus at Penzance with a very regular service to London Paddington (travelling time approximately 5½ hours).

The coastline surrounding west Cornwall is some of the most rugged and beautiful in Britain with many long sandy beaches, towering cliffs and hidden coves all linked by the South West Coast Footpath. The sheltered waters of Mount's Bay are ideal for water sports including sailing, windsurfing and kite surfing. Nearby Marazion has a dinghy racing club whose members sail in the waters surrounding the famous St Michael's Mount which is accessible by foot at low tide. The sensational long sandy beach at Sennen Cove and Whitesand Bay is only a few miles to the west from where, on a clear day, the Isles of Scilly can be seen. To the north is St Ives which has many boutique shops, art galleries and restaurants as well as excellent surfing around the 4 mile long St Ives Bay.





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

Side doorway through to:-

**ENTRANCE.** Triple aspect, stable door through to:-

**KITCHEN / BREAKFAST ROOM – 23'3" x 12'5".** A dual aspect room with windows to side and rear including stable door out to the rear garden.

**KITCHEN AREA.** Comprises a range of base units, worksurfaces, fitted double oven and hob, double bowl sink unit with mixer tap over, tiled floor.



**BREAKFAST AREA.** To one side with a multi fuel stove and a doorway and window out to the rear garden, open staircase, part vaulted timber clad ceiling.



**BEDROOM 2 – 17' x 11'3"**. Door and window out to the front garden, timber clad ceiling.

Through the kitchen/breakfast room with a sliding door opening into:-

**UTILITY AREA.** Windows to the side and rear garden, plumbing for automatic washing machine, archway through to:-



**STUDY – 11'7" x 9'**. Window overlooking the front garden. To one side a doorway leads through into:-

**OCCASIONAL BEDROOM 3 – 11'4" x 9'**. Pine panelled ceiling, window to the front.

To the other side of the study is a doorway through to:-

**BATHROOM.** Fitted panelled bath, bidet, low level wc, wash hand basin, window to the front.

From the kitchen/breakfast room a turning staircase leads up to:-



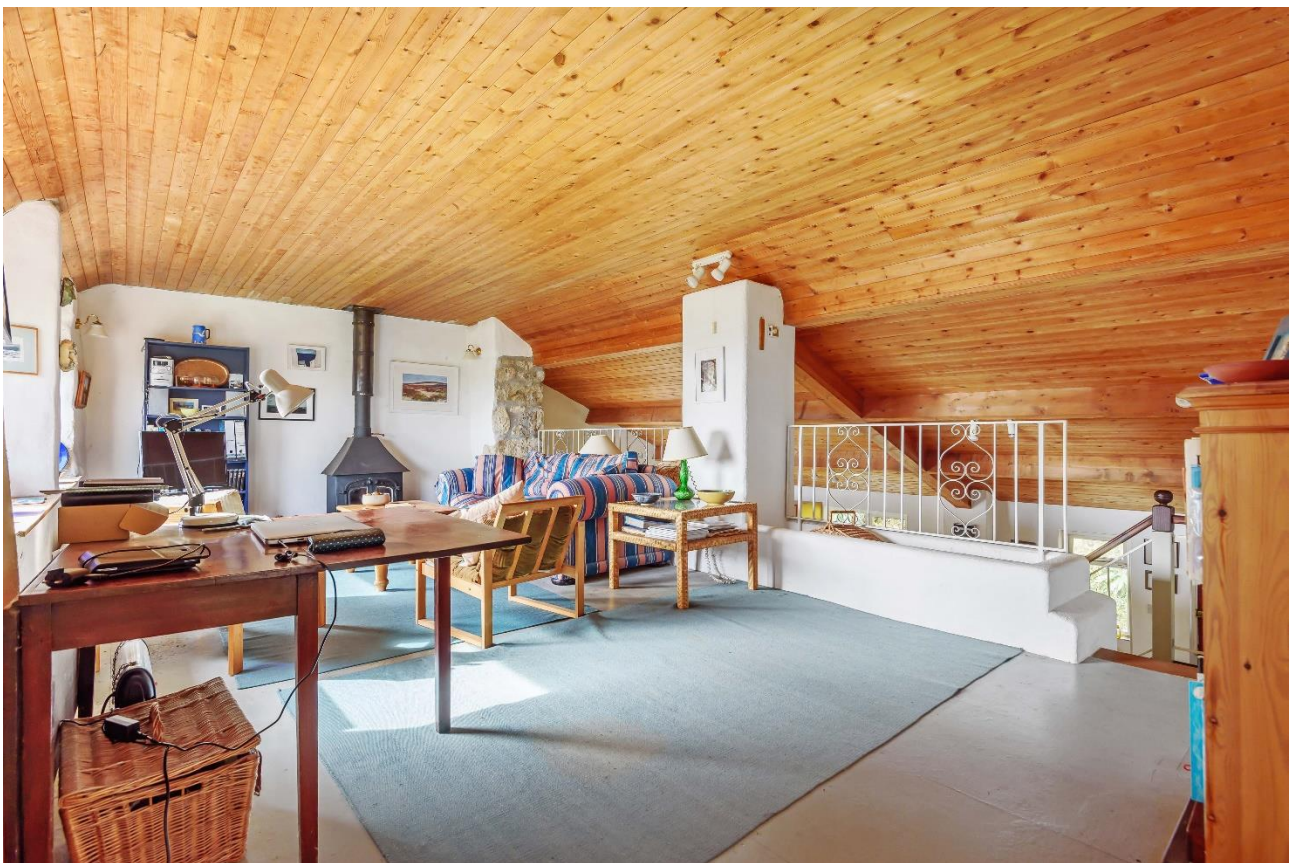
## FIRST FLOOR

**SITTING ROOM – 22'10" x 12'10"**. A quite delightful reception room with two large double glazed windows





overlooking the front garden and enjoying quite magnificent views over rolling countryside and to the sea in the distance. Multi fuel stove on slate hearth, timber clad ceiling, timber clad ceiling.



From here hallway leads through into:-



**PRINCIPAL BEDROOM**  
 – 14'1" x 12'9". A delightful dual aspect room with windows to the front taking in the exceptional far reaching views to the coast in the distance and window to the rear, timber clad ceiling.



**EN-SUITE  
 SHOWER  
 ROOM.**

Comprising corner shower cubicle, low level wc, airing cupboard housing hot water tank, wash hand basin.

**OUTSIDE**

From the lane a metal five bar gate opens into the driveway and parking area with space to park a number of vehicles. To one side is:-



**DETACHED GARAGE – 15'5" x 11'3".** With power and light connected.

To the other side of the driveway is the entrance to:-



## THE PIGGERY

A delightful detached granite facing building, half glazed door with small paned windows opening into the entrance hallway.



### **SHOWER ROOM / WC.**

Corner shower with low level wc, wash hand basin, window to the front, large storage cupboard to one side. Doorway through to:-

### **LIVING ROOM – 22'5" x**

**8'7"**. A lovely dual aspect room with a kitchenette to one side with storage cupboards, worksurface over and sink unit with mixer tap with tiled splashbacks. Velux window, night storage heater. To the other end of this room is a multi fuel

stove on slate hearth with granite surround. To one side steps lead down to:-





**BEDROOM – 15' x 8'7"**. Stable door and window to the rear, fireplace with firegrate, night storage heater.



To the front of the cottage on the southerly side is a seating area with outlook over the rear garden. There is an area of lawn between this and The Piggery with some daffodil and shrub borders. To one side are granite steps down to a secret garden area with benched seating. To the other side of the cottage is a further area of lawn, incredibly private with some camellias and rhododendrons.



Attached to one side of the cottage is a woodstore/shed. The gardens then continue up to the rear of the cottage and these are gently sloping bordering farmland to the rear and with quiet delightful and very far reaching views.



## 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** – TR20 8RB.

**SERVICES** – Mains water and electricity. Private drainage. Electric radiator heating to the main house and electric night storage heating to The Piggery.

**COUNCIL TAX BAND** – D (see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk)).


**DIRECTIONS** – From Penzance take the main A30 towards Land's End. After the Penzance and Newlyn turning proceed through Buryas Bridge, up the hill and through Catchall where the main A30 road bears right. After about  $\frac{3}{4}$  of a mile take the first right hand turn signposted to Sancreed and Carn Euny Ancient Monument. Continue along this winding country lane taking the left hand turn by a post box driving between farm buildings. Continue for about 300 yards and you arrive at the small car park for Carn Euny. The unmade and uneven road directly ahead is the lane that leads to Chapel Euny Farm. After about 400 yards there is a grey metal farmyard gate on the right hand side. Go up the steep concrete slope and the cottage is directly in front of you. It should be noted that the lane to the cottage is very uneven and therefore not suitable for cars with low or lowered suspension. **It should be noted that the lane to the property is not suitable for all vehicles as it is unmade on many stretches, it is therefore advised that viewers park in the Carn Euny car park and walk the few hundred yards to the 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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	20	
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



Not to scale – for identification purposes only.

# Sancreed, Penzance

Approximate Area = 1532 sq ft / 142.3 sq m

Garage = 161 sq ft / 14.9 sq m

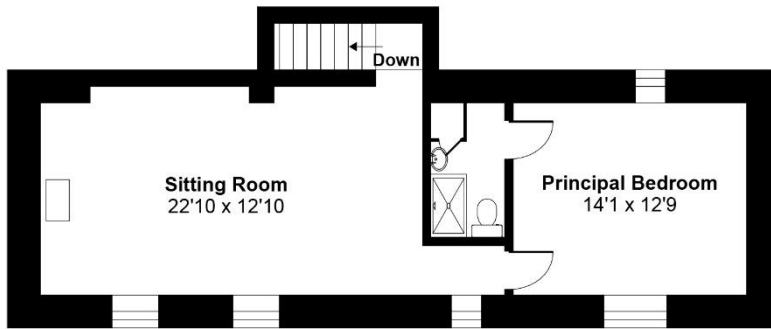
The Piggery = 448 sq ft / 41.6 sq m

Total = 2141 sq ft / 198.9 sq m

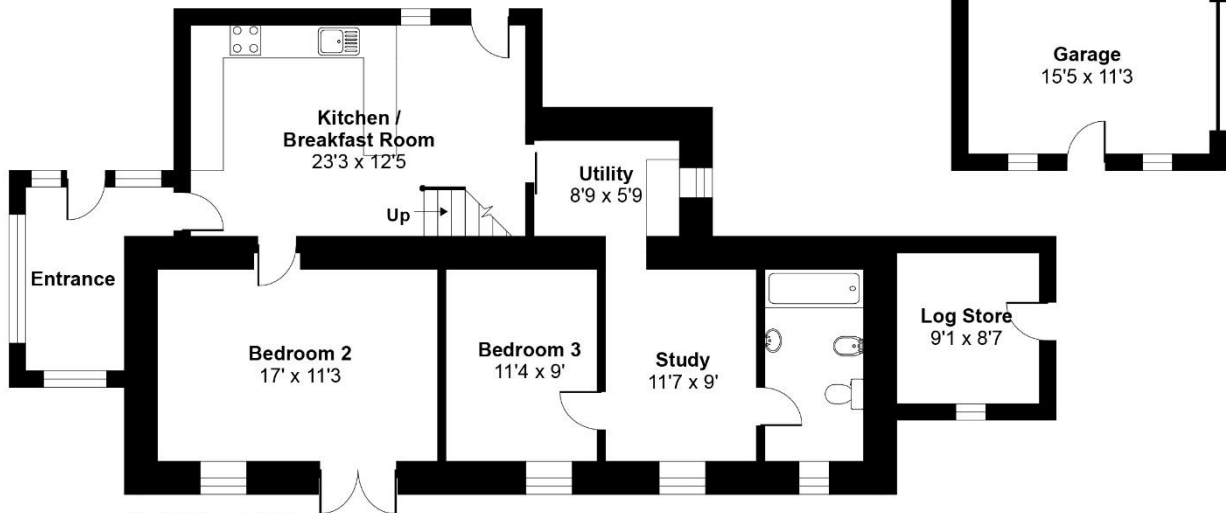
For identification only - Not to scale



## THE PIGGERY



## FIRST FLOOR



## GROUND FLOOR



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for Lillcrap & Chilcott. REF: 825993



