



# LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA8776/8861

Guide £2,200,000

Hellesveor Farm,  
Hellesveor, St Ives, Cornwall, TR26 3AD

FREEHOLD



***St Ives 0.7 of a mile ~ Truro 28 miles***

Available to the market for the first time in 74 years, a remarkable renovation of a farmhouse, and adjacent barn plus a well appointed and lucrative campsite. In all the grounds extend to approximately 1.5 acres and provide a lifestyle business in the picturesque rural hamlet of Hellesveor, a short walk from the South West Coast Path and St Ives, one of the most sought after coastal towns in Cornwall.



## **SUMMARY OF ACCOMMODATION**

### **THE FARMHOUSE**

**Ground Floor:** entrance hall, kitchen/dining room, sitting room, study, utility room, store/boot room, wet room/shower.

**First Floor:** 5 bedrooms, 2 bathrooms.,

### **FOXGLOVE COTTAGE**

Entrance hall, kitchen/dining room, sitting room, bedroom, shower room.

**THE PIGGERY – 70'8" x 15'7".** A lovely stone outbuilding with excellent potential to become one or two further holiday letting barn/s subject to planning.

**Outside:** the site extends to approximately 1.5 acres and is currently divided out into 30 caravan / motorhomes / camping pitches, 25 of which have hook-ups and the majority have gravelled hardstanding areas. Two excellent shower/wc blocks with washing areas and facilities including washing machine, tumble dryer and waste disposal area to the rear.



## **DESCRIPTION**

A stunning refurbishment and renovation of a former farm complex that has been in one family's ownership for 74 years.



This beautifully renovated property comprises a detached 5 bedroomed, 2 bathroomed former farmhouse currently used as a main residence with large open-plan living areas, all beautifully finished to a high standard throughout. Opposite the main house is a renovated 1 bedroom barn with full residential planning permission, currently occupied by a member of the family but could provide holiday income

Our clients took over the property 8 years ago and have systematically renovated and refurbished every inch whilst making tasteful and useful additions creating an excellent holiday business. The site extends to approximately 1.5 acres and has been turned into a highly lucrative campsite with 30 pitches for tents/motorhomes or caravans, 25 of which have hook-ups with two separate high quality wc/shower blocks including washing areas and laundry/waste disposal facilities.

There is room for the business to be improved and to produce more income with Foxglove Cottage having the potential to be holiday let instead of being occupied by a family member and a former piggery which comprises a 70' long single storey stone outbuilding having excellent potential, (subject to planning) to produce one or two more holiday lets. The business is producing an excellent income and is accessed from a no-through lane that turns into a footpath connecting directly to the South West Coast Path providing lovely coastal walks in both directions. The property has the distinct advantage of being adjacent to an Area of Outstanding Natural Beauty, within 0.7 of a mile walking distance of St Ives whilst enjoying a peaceful rural environment.

**Any buyer would be hard pushed to find such a beautifully presented farmhouse and barn with potential to create further holiday lets, combined with a lucrative campsite and potential to push the business even further.**

## **LOCATION**

Hellesveor Farm is blissfully located down a no-through lane off the St Ives to Zennor road with a footpath leading down to the South West Coast Path providing a short coastal walk down to the picturesque coastal town of St Ives and, to the west, following the coast towards Zennor and Lands End. The surrounding countryside is beautiful and unspoilt with enormous granite topped hills rising from the farmland, gently rolling down to the sea. Hellesveor is situated on the edge of An Area of Outstanding Natural Beauty and is very convenient for St Ives which is about a 20 minute walk away along a footpath or just a short taxi ride or drive away.

Around St Ives harbour are ancient winding streets and fisherman's cottages running away from the main street where there are thriving restaurants, art galleries and specialist shops. St Ives is incredibly picturesque with buildings nudging the shoreline, little cobbled streets meandering around the centre, startling blue sea and perfect golden sand. The town has a bustling and cosmopolitan atmosphere where restaurants serve fresh fish landed in the harbour. There are cafes, art galleries and studios everywhere with the Tate St Ives forming the focal point for this art loving community.

St Ives enjoys a mild climate where winter frosts are rare, the air is exceptionally clean coming straight in off the Atlantic Ocean and the clarity of light is considered to be amongst the best in Britain. The area is known for surfing with Porthmeor Beach being the main surf beach although Porthminster and other beaches around the 4 mile wide St Ives Bay means that no matter what the swell and wind direction, there is always a wave to be found.

St Ives has its own branch railway line which links to the main Penzance to London Paddington Line giving simple access throughout the county and to London. On the outskirts of town is a supermarket and St Ives has a full range of schooling as well as professional and commercial services.



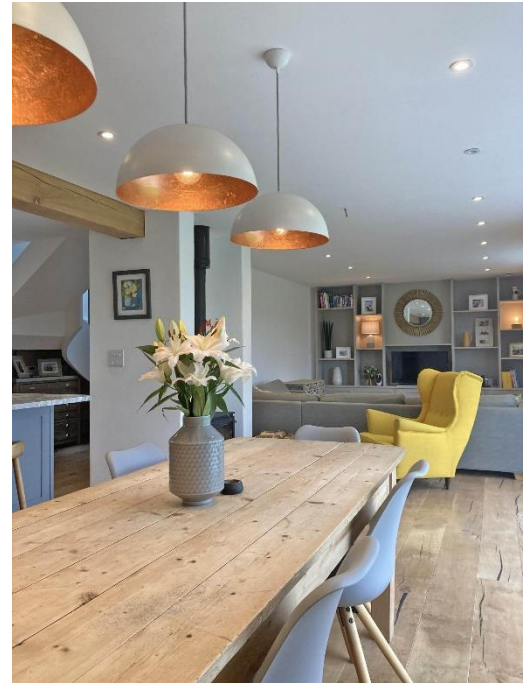
**THE ACCOMMODATION COMPRISES**  
**(all floor plans and dimensions are approximate)**

**THE FARMHOUSE**

Timber part uPVC glazed front door to:-

**ENTRANCE HALL.** Recessed mat well, slate flooring, built-in seating, underfloor heating. Double volume with double glazed skylight window, large storage/wardrobe cupboard. Doorway to:-

**KITCHEN / DINING ROOM – 20'6" x 15'4".** Partially divided by a long breakfast bar.



**KITCHEN AREA.** A handmade bespoke kitchen fitted in dove grey cabinets with white ceramic handles and attractive mottled grey stone worktop surfaces including a long peninsula run which has cabinets on one side and a breakfast bar on the other. Integrated appliances include, pull-out rubbish and recycling bins, integrated Mercury

cooking range comprising a grill, two ovens and a five ring ceramic induction hob above, further Siemens oven to one side, beautiful polished wood flooring with underfloor heating, inset ceiling downlighters, air vent. Double glazed window overlooking the garden.

**DINING AREA.** A double glazed sliding patio door and large adjacent window opening on to a full width veranda and the garden, providing lovely views over the gardens to countryside beyond. Polished wood flooring throughout with underfloor heating. Inset ceiling downlighters. The kitchen dining room is semi open-plan to the:-

**SITTING ROOM – 20'2" x 12'6".**

Double glazed sliding sash window overlooking the garden, built-in wall to wall range of display shelving with central TV point, television aerial point, wall mounted thermostatic control for the underfloor heating, polished wood flooring, inset ceiling downlighters. Between the sitting room and the dining room is a fireplace with a raised slate hearth and woodburning stove.



From the entrance hall a doorway opens into the:-

**UTILITY ROOM – 8'4" x 5'8"**. Belfast sink with slate worktops on either side and space for appliances beneath, slate flooring with underfloor heating. Doorway into:-

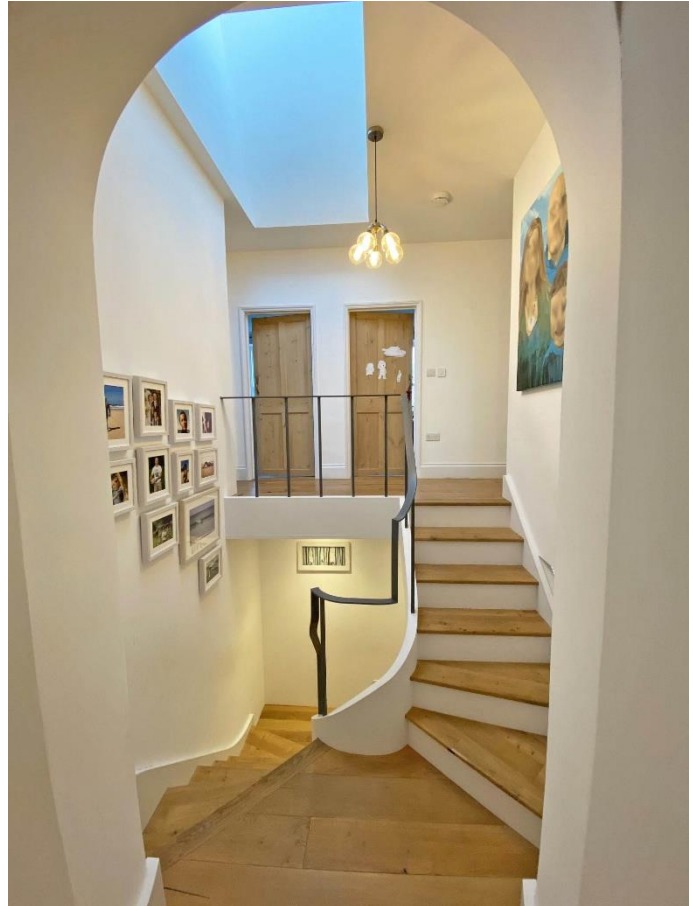
**WET ROOM / SHOWER AREA.** Tiled floor and walls, fitted shower, further door to:-

**STUDY – 12' x 11'3"**. Dual aspect with a double glazed door opening onto the garden and adjacent window to the rear, slate flooring throughout with underfloor heating, TV and telephone point. Doorway to:-

**STORE / BOOT ROOM – 10' x 7'7"**. Double glazed window overlooking the garden with deep reveal, slate flooring with underfloor heating, inset ceiling downlighters.

From the entrance hall a turning flight of stairs with bespoke metal safety rail, ascends to a **SPLIT LEVEL FIRST FLOOR LANDING** to the right and further stairs ascend to a **SECONDARY LANDING** with doors off to:-

**BEDROOM 2 – 14'4" x 9'6"**. Double glazed door opening onto a Juliet balcony providing lovely views over the grounds to fields beyond, radiator and storage area.



**SHOWER ROOM.** White suite comprising a fully tiled shower cubicle with fitted shower, low level wc, wall mounted wash hand basin on chromium stand, double glazed skylight window, attractive mosaic tiled flooring, towel rail/radiator inset ceiling downlighters, passive air vent, electric shaver point.



To the left of the split landing stairs lead up to the:-

**MAIN LANDING.** Loft hatch access, metal safety rail, doors off to:-

**BEDROOM 1 – 12' x 11'3".** Large double glazed sash window overlooking the front garden to countryside beyond, radiator. Door to:-





**WALK-IN WARDROBE.** A range of built-in shelving and hanging rails, radiator with thermostatic control.

**BEDROOM 3 – 12'8" x 10'2".** Double glazed sash window overlooking the front garden, radiator, built-in double wardrobe, ceiling vent.

**BEDROOM 4 – 10'2" x 9'.** Double glazed window with countryside views, double wardrobe.

**BEDROOM 5 – 11'4" x 10'.** Double glazed sash window overlooking the front garden to countryside beyond, built-in double wardrobe, radiator, ceiling vent.

**BATHROOM.** White suite comprising a large freestanding oval slipper bath with central wall mounted chromium hot and cold taps, sink in a polished stone surround with toiletry baskets beneath, fully tiled shower cubicle with fitted shower and overhead downlighters. Attractive light cream stone flooring, chromium ladder radiator/towel rail, low level wc, double glazed window with large polished stone sill.



## OUTSIDE

The main garden area comprises a large area of lawn with inset trees and impressive stone wall boundaries in front of the farmhouse. Paved paths on either side of the farmhouse lead to the rear where there is a paved patio area. Two further, raised areas of lawn with outside lighting. To one side of the farmhouse is an overflow utility block providing two showers and two wc's beside which is:-

## FOXGLOVE COTTAGE



Part double glazed timber door to:-

**ENTRANCE HALL.** Wood effect tiled flooring, large built-in storage cupboard with plumbing for washing machine and wall mounted Ideal LPG gas fired boiler with adjacent electronic circuit breaker board. To the right is the:-

**KITCHEN / DINING ROOM – 18'9" x 14'6"**. The kitchen is well fitted with a range of cream units and roll edged wood effect laminated worktop surfaces with an inset 1½ bowl stainless steel sink unit and chromium mixer tap. Space for upright fridge freezer, integrated double oven and grill, four ring ceramic hob, ample room for dining table and chairs. Peninsula breakfast bar, vaulted ceiling, ceramic wood effect tiled flooring throughout with underfloor heating, two double glazed skylight windows and a double glazed window overlooking the front garden, telephone and television aerial points. Doorway to:-

**SITTING ROOM – 13'4" x 11'6"**. Vaulted ceiling, dual aspect with double glazed doors opening onto the garden, wood effect ceramic tiled flooring with underfloor heating throughout, television aerial point.

**BEDROOM – 14'6" x 10'5"**. Vaulted ceiling, double glazed window, wood effect ceramic tiled flooring with underfloor heating.

**SHOWER ROOM.** White suite comprising a fully tiled shower cubicle with fitted shower, low level wc, wash hand basin on a marble toiletry shelf with storage below, mosaic ceramic tiled flooring with underfloor heating, ladder radiator/towel rail, double glazed skylight window, vaulted ceiling, air vent.

### OUTSIDE

Gravelled parking area for 2 cars, small decked area with steps up to a level lawn with a lower gravelled sitting area retained by natural stone walling.

### THE OUTBUILDINGS AND CAMPSITE

**THE PIGGERY – 70'8" x 15'7"**. A long single storey stone building which has been reroofed and has internal exposed A-frame trusses. All along one side remain the piggery doors, internal light and power points. This building may have excellent potential for conversion to a further letting unit. Beside The Piggery is a hardstanding area with parking for 2 or more cars adjacent to which is the:-

**PLANT SHED – 17' x 7'4"**. From this area the freshwater supply is run out to all the residences and a supply has also been laid up to The Piggery in preparation for a potential future conversion. There is a 3 phase electrical supply and electric circuit breakers on one wall and the remainder of this timber building has plenty of room for storage of gardening appliances, a sit-on mower etc. and there are twin opening timber doors to the front.

An asphalted driveway enters Hellesveor Farm from the lane broadening into a parking and turning area adjacent to The Piggery and the plant shed with an entrance on the left into Foxglove Cottage. The drive then proceeds through the grounds to a gravelled waiting area by the shower block and beyond is the campsite which has an area of hardstanding and lawned pitches surrounding by boundary hedges.



**SHOWER BLOCK.** Comprising a large utility room area with appliances and two Belfast sinks, a shower room with low level wc and wash hand basin, then a further area with two separate wc's, two showers and an open area with two Belfast sinks. There is an outside shower area adjacent to the shower block and to the rear, a waste disposal area for caravans etc.



Prior to getting to the main entrance there is a well metalled gravelled vehicular access into a large parking and turning area leading off to a field at the bottom with clearly divided pitches for camping and camper vans.

**In total the campsite has 30 pitches, 25 having hook-up connection points.**



## **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](mailto:sales@lillicrapchilcott.com).

**POST CODE – TR26 3AD.**

**SERVICES –** Mains water, mains electricity, mains drainage. The main house has LPG gas underfloor heating and solar/photovoltaic panels providing a feed-in tariff and hot water. Foxglove Cottage has LPG underfloor heating from a combination boiler and a backup electric immersion for hot water if needed. For Council Tax see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk) (our clients inform us that the Farmhouse is B and F and its Council Tax is set at £2,949.48 per year, Fox Glove Cottage is Band B £1,588.18 per year.

**THE BUSINESS –** The property is currently run as a campsite and holiday letting business with the following income (figures are approximate):-

Campsite	£185,000 per annum
Gross Turnover	£185,000

Foxglove Cottage is currently occupied by a member of the family but could easily provide holiday let income if required. Our clients anticipate this could potentially add another £16,000 of income per annum.

The Piggery is a large adjacent single storey stone building with excellent potential for conversion to 1 or 2 holiday letting properties if required. Our clients anticipate this could add a further £30,000 to the annual income if divided into two rental properties. If the farmhouse were rented out our clients anticipate this would let for circa £40,000 per annum.

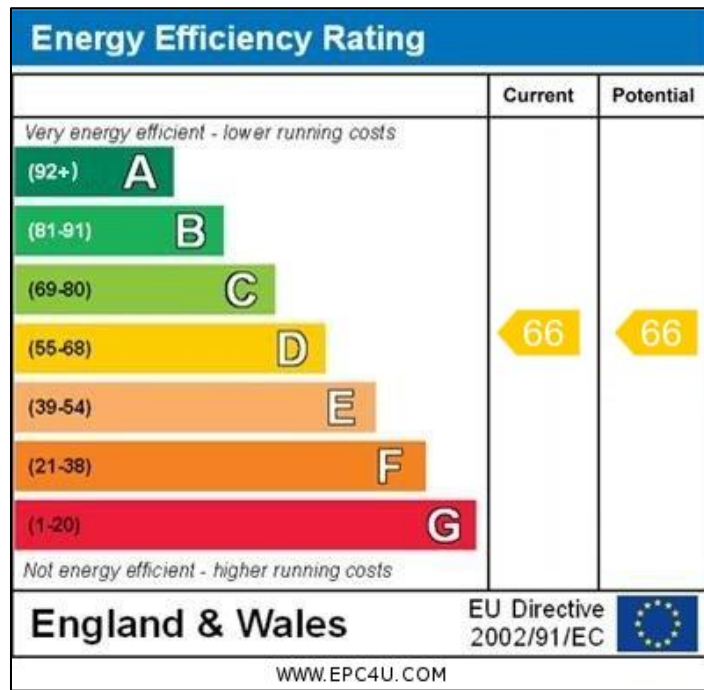
**DIRECTIONS –** From Truro follow the A30 south westwards towards St Ives and Penzance. Go straight across the first roundabout at Hayle, heading towards Penzance and St Ives and at the next roundabout turn right towards St Ives on the A3074. At the next roundabout go straight across towards St Ives and after a few yards, at the next roundabout turn left towards Nancledra, Halsetown and Lelant Downs. Follow this road for approximately 3 miles and at a T-junction turn right towards St Ives on the B3311. Enter Halsetown and keep following the B3311, proceed into Consols. At a T-junction turn left on to the B3306 towards St Just, Morvah and Zennor follow this road for a few hundred yards and the turning to Hellesveor will be found on the right hand side. Proceed up the lane and Hellesveor Farm is the first property on the right.

**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.

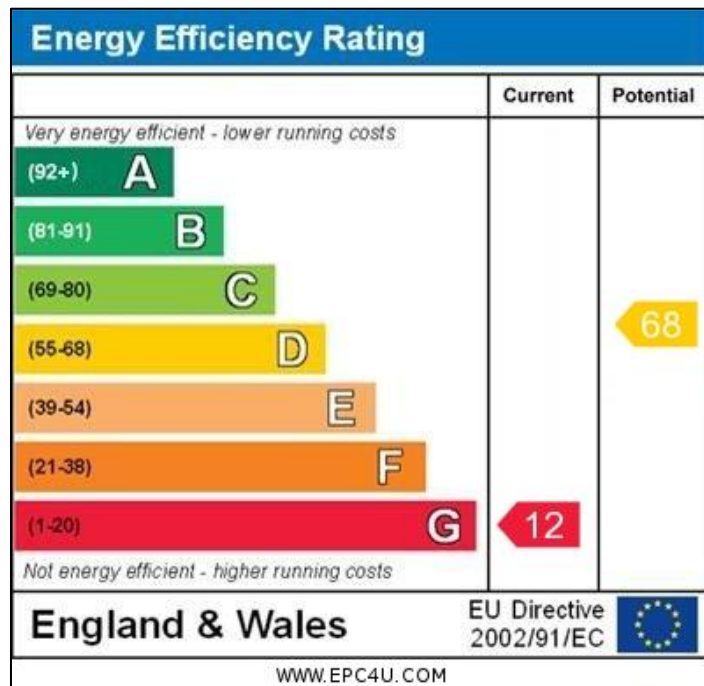
**OFFICE OPENING HOURS –** Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

**THE PROPERTY OMBUDSMAN**

Approved Redress Scheme



Hellesveor Farm



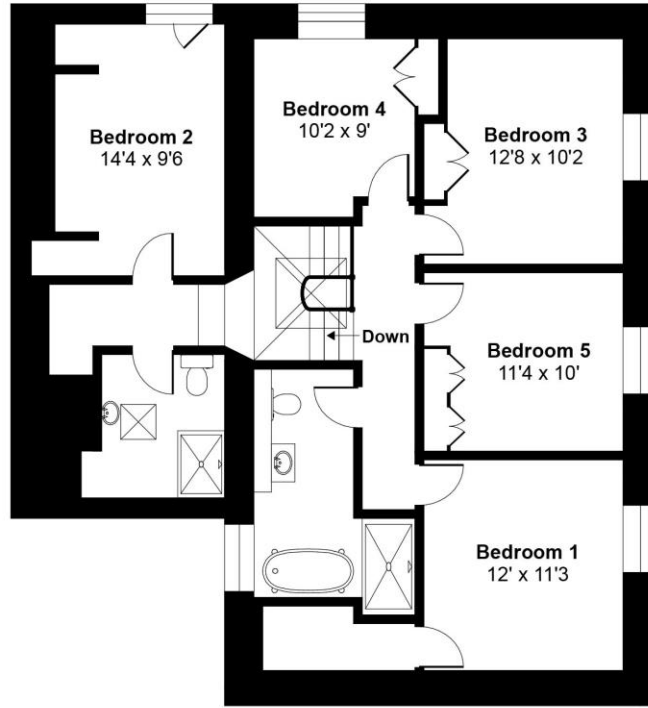
Foxglove Cottage

Not to scale – for identification purposes only.

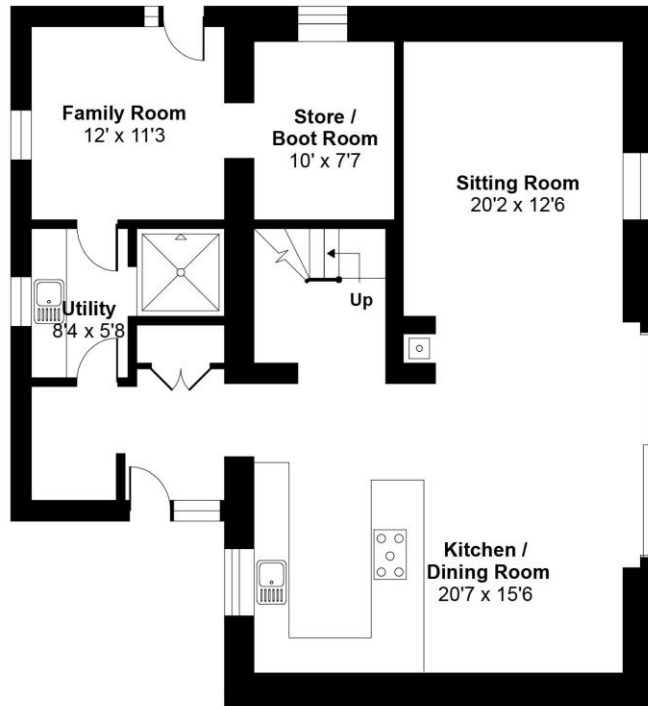
# Hellesveor Farm, Hellesveor, St. Ives

Approximate Area = 2182 sq ft / 202.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



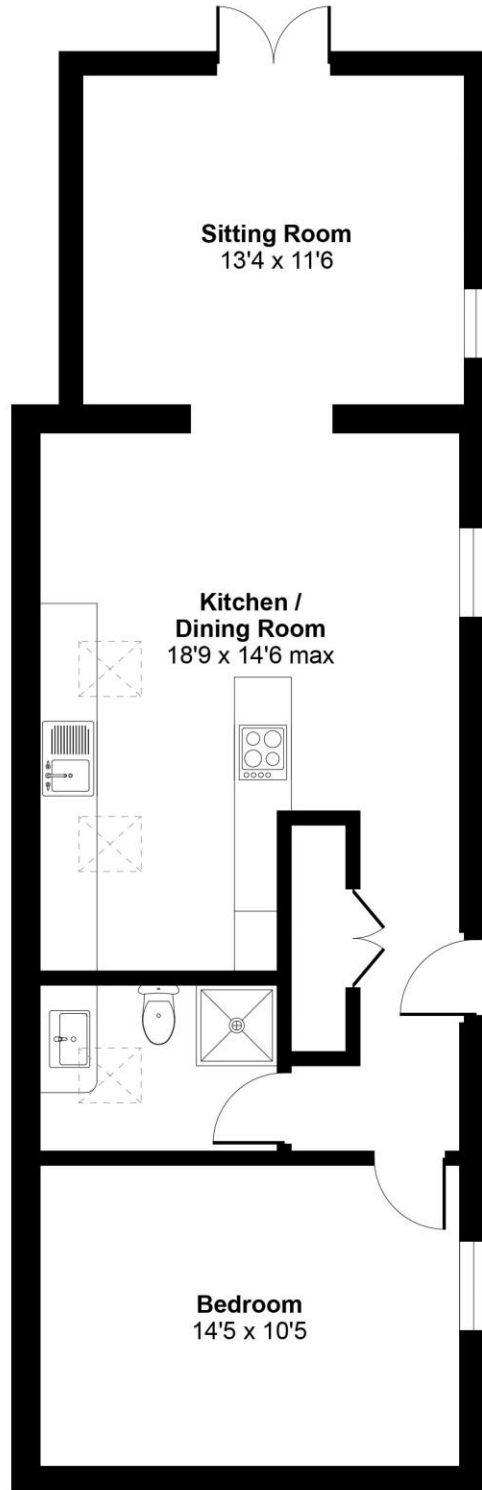


Not to scale – for identification purposes only.

# Foxglove Cottage, Hellesveor, St. Ives

Approximate Area = 703 sq ft / 65.3 sq m

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2022. Produced for Lillcrap & Chilcott. REF: 824245

For reference only, not to form any part of a sales contract.



