



# LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9235

Offers around £850,000

Nancherrow Barn,  
Kenidjack, St Just, Penzance, Cornwall, TR19 7QW

**FREEHOLD**



**A beautifully presented and very attractive non-listed barn conversion arranged over three floors with about 2,158sq.ft. of accommodation including 4 double bedrooms, 3 reception rooms and 3 bathrooms as well as a stunning west facing garden of just under ½ an acre. Situated in a rural hamlet, just outside of St Just, and surrounded by some beautifully unspoilt, rugged coastline.**







**SUMMARY OF ACCOMMODATION – In all, about 2,158sq.ft.**

**Ground Floor:** spacious reception hall, sitting room, sun room, dining room, kitchen, utility room, separate wc, wine cellar.

**First Floor:** 2 spacious en-suite bedrooms.

**Second Floor:** very spacious principal bedroom with en-suite shower room, bedroom 4/study with en-suite wc.

**Outside:** gravelled parking for several vehicles, detached garage/workshop. Beautiful, paved sun terrace, delightful lawned rear garden with established shrub and plant borders, vegetable patch and several sheds. Secondary vehicular gated access to the rear of the garden, which could provide further parking (planning permission exists in perpetuity).

**In all, just under ½ an acre.**







## DESCRIPTION

Nancherrow Barn is situated on the outskirts (just to the north) of St Just in the rural hamlet of Nancherrow in the far south west corner of the peninsula, surrounded by some beautiful, rugged coastline much of which is under the stewardship of the National Trust and provides superb cliff top walks intermingled with coves and beaches. Much of the surrounding coastline is easily accessible from Nancherrow Barn.

With three storey accommodation a granite chipped driveway provides off-road parking for several vehicles and gives access to the garage which has light and power. Further driveway parking could be created at the end of the garden where there is already a vehicular gate should one wish (planning permission exists in perpetuity). A spacious and very welcoming reception hall has tall double doors opening to both the dining room and good size sitting room off which is a beautiful sun room which has doors opening to a spacious sun terrace, perfect for alfresco dining and outside entertaining which offer a great deal of privacy and which adjoins the lawned rear garden. Also, off the sitting room is a very impressive and good sized wine cellar which could be used as a separate study should one wish.



Like most of the rooms in the house, the dining room enjoys a double aspect with bifold doors opening onto the paved sun terrace. Off the dining room is a beautiful, contemporary and recently refitted kitchen with quartz worktops, stainless steel sinks, a range cooker and an induction hob. To demonstrate our client's attention to detail, the adjoining utility room has also undergone a refitting with matching kitchen units and quartz worktops as well as a door out to the rear garden and a separate wc.

The first and second floors are near identical both with spacious landings with double bedrooms to either side, three of which have en-suite bath or shower rooms whilst the fourth



has an en-suite wc (previously having had a small shower). All four bedrooms are double aspect with a superb outlook to the rear taking in the rear garden and the rolling countryside beyond. The principal bedroom is most impressive with built-in wardrobes and a sizeable en-suite shower room.

During our client's ownership, a considerable amount of time, effort and expense has been afforded to Nancherrow Barn and has greatly improved it. It is evident from the moment you walk through the door that the property is meticulously maintained and any work carried out has been done to an incredibly high standard, mainly by local tradesmen.

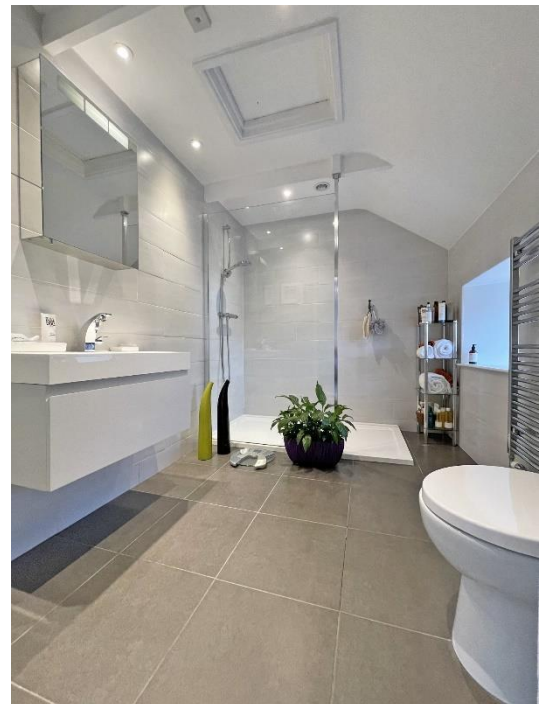
## **LOCATION**

Nancherrow Barn lies around half a mile from St Just, the first and last town in England. St Just has robustly retained its character as at one time it was the mining centre of the west Penwith peninsula and disused engine houses are found throughout the landscape. In the centre of the town is Plain-an-Gwarry, a theatre used for Miracle plays in medieval times. St Just's history is typical of the whole area, rich in mining, farming and fishing and now it is the centre of amenities for the local community. Facilities in the village include a Kurt Jackson Gallery and historic 15th Century church.

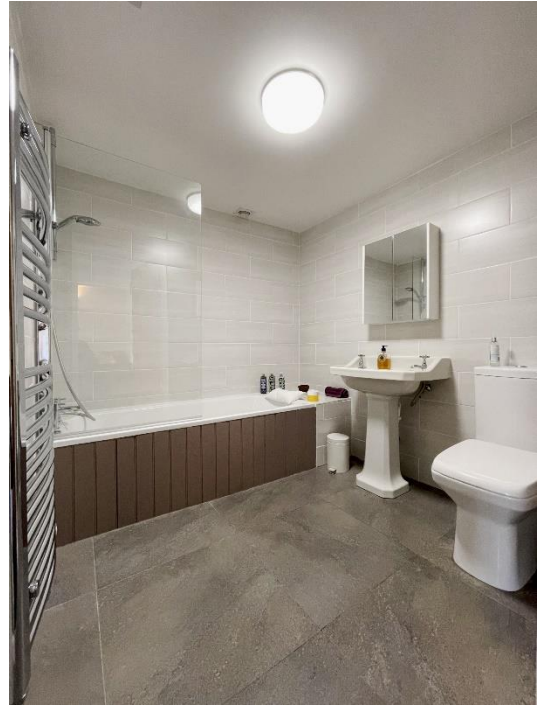
The coastline around Land's End is awe inspiring and totally accessible along the South West Coast Path, with the majority of the coastline in the area owned by the National Trust. There are several coves nearby along with the 2km long stretch of sand at Whitesand Bay with Sennen Cove and village at one end. Land's End itself is only a short drive as is the Minack Theatre at Porthcurno. The surfing in the area is some of the finest available in the British Isles with the beaches of St Ives Bay only a short drive to the north. St Ives and Penzance are the two largest towns nearby and they both offer a wide selection of national and local retailers, superstores, art galleries, restaurants, cafés and inns in beautiful waterside settings, both are within around a ten to fifteen minutes' drive. There are harbours at Newlyn and Penzance capable of holding yachts and there is regular dinghy racing available from Marazion Sailing Club in the shadow of St Michael's Mount.













## 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** – TR19 7QW.

**SERVICES** – Private borehole. Mains electricity and drainage. Oil fired central heating via the range. Solar panels.

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

**DIRECTIONS** – From Penzance, take the A3071 to St Just. As you descend down the hill take the right hand turn signposted to Tregeseal. Continue along that road for some distance, eventually passing the rugby club on your left hand side, shortly after which you will bear to the left. Keep going until you get to a junction and Nancherrow Barn will be immediately in front of you. Take the left hand fork where the driveway will be found immediately on your right hand side.

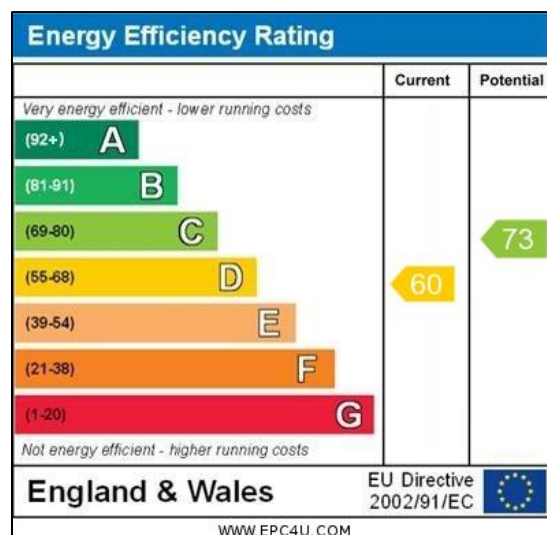
**AGENT'S NOTE 1** – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, 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.

**AGENT'S NOTE 2** – Please note that some of the photographs used were taken during the summer months.

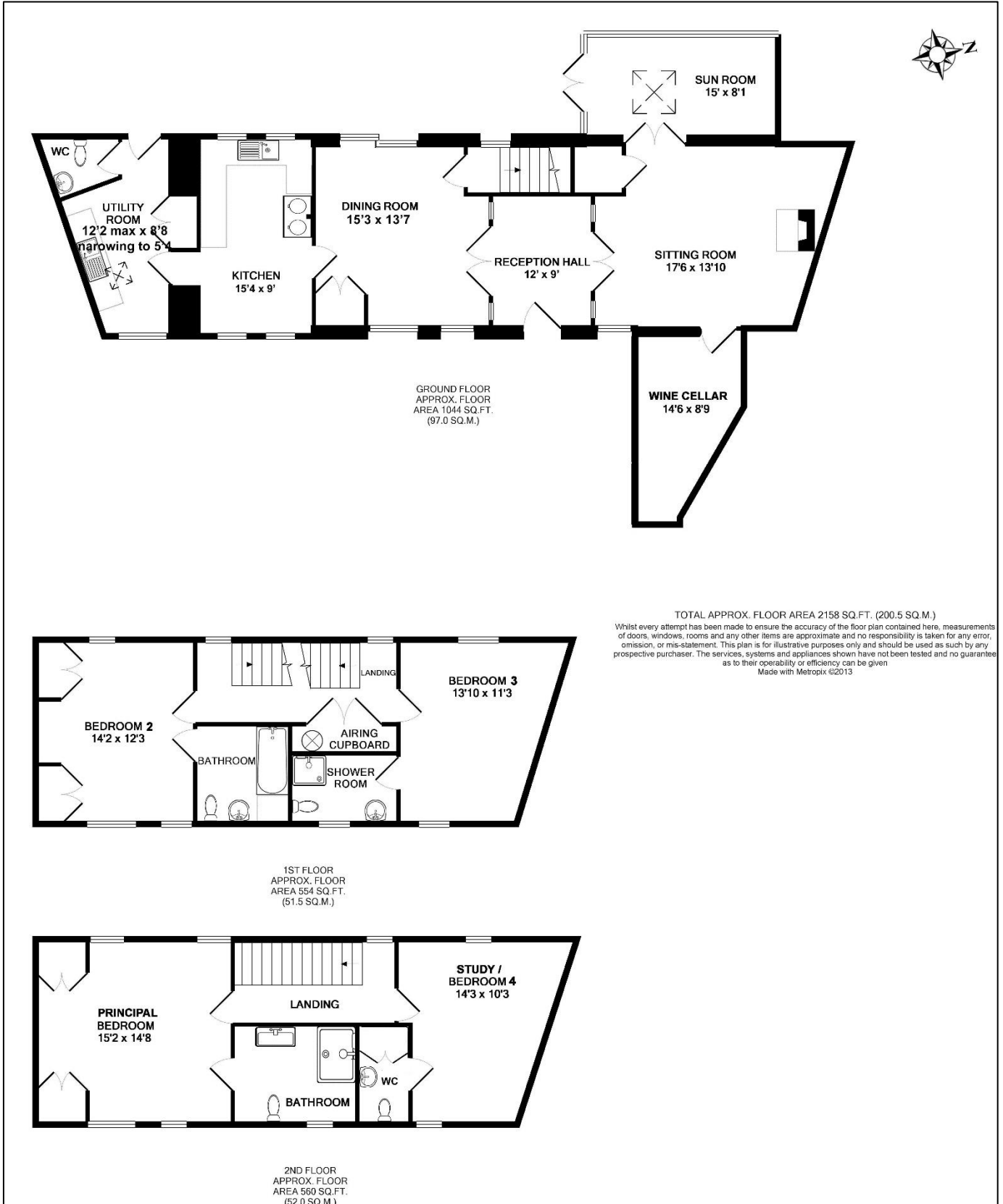
**OFFICE OPENING HOURS** – Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

## THE PROPERTY OMBUDSMAN

Approved Redress Scheme



**Not to scale – for identification purposes only.**



TOTAL APPROX. FLOOR AREA 2158 SQ.FT. (200.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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**Not to scale – for identification purposes only.  
For reference only, not to form any part of a sales contract.**

