

FOR SALE



Dean Point, St Keverne
Guide Price £550,000


MARTIN&CO

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- DISTANT SEA VIEWS
- IDYLIC RURAL SETTING
- PERIOD PROPERTY
- FOUR DOUBLE BEDROOMS
- REFURBISHMENT OPPORTUNITY

Higher Treglohan is a substantial, detached period house, close to 2000 sq ft / 200 sq m, set in an idyllic rural location, surrounded by a private garden and farmland. The property is now in need of complete refurbishment throughout, including a new roof, and offers an exciting opportunity for the new owner.

From the driveway, there is a garden path which leads to a patio area adjacent to the property. The property has two entrances, one at the rear which enters through a large utility room, and one at the front which enters through a porch which leads into the double drawing room which spans the entire front of the house.

The utility room leads into a hallway with stairs to the first floor and doors to the kitchen, dining room, downstairs WC and the incredible drawing room which is over 27 ft / 8m long and has wonderful natural light and fireplaces at either end.

On the first floor you arrive initially on a large landing with an impressive built-in linen cupboard, a bathroom and a separate WC.



The property has lovely proportions, with high ceilings and plenty of natural light coming through the large windows. Once refurbished this will make an exquisite rural residence.

Externally there is a lawned garden all around the house, backing mainly onto fields. On the approach to the property there is a parking area and two large outbuildings that are included in the sale.

Please note, there is a covenant on the property which means that there is a 25% overage charge if the outbuildings are developed into residential accommodation. The covenant does not apply to changes to the house itself.

The access road to the property is shared with another house, Lower Treglohan, and maintenance of the road is shared with this property and a barn. This road also provides access to a public footpath that leads down to the sea and the South West Coast Path about 0.5km away.

There is an additional piece of land, separate to the garden, which is just off this driveway which is currently overgrown and has ruined buildings on it but could have a number of uses, such as boat storage, additional parking, or keeping small animals etc. This land is not included in the sale but could be included as an optional extra.



EPC E

Council Tax Band E

Sewage - Septic Tank

Mains Electricity & Water Supply

Heating - Air Source Heat Pump

Hot Water - Electric Immersion

LOCATION

Located on the rural outskirts of St Keverne, the property is ideally situated for exploring the Lizard peninsula with picturesque coastal villages such as Coverack and Porthoustock, which can be accessed by walking along the South West Coast Path.

St Keverne is the largest village in the Helford area and somewhat unusual for Cornwall in that it is clustered around a central square. This attractive square contains a number of shops, 2 pubs (the White Hart and the Three Tuns), a handful of cottages and is overlooked by the fifteenth century church of St Akeveranus. The nearest town, Helston, is just under a half hour's drive (around 12 miles) away.

The most southerly point of mainland Britain, the Lizard peninsula is a place like no other. The sea seems a touch bluer, the light a little brighter and the land a little flatter! The geology is unlike anywhere else in Cornwall, with rocks that formed 350 million years ago responsible for the unique landscape, a plateau surrounded by robust sea cliffs, here and there providing a safe haven for a small harbour or fishing village.

The Lizard peninsula provides unique opportunities for adventure with a myriad of outdoor activities on your doorstep. Whether you are into bird watching, hiking, sea kayaking or surfing, there truly is something for everyone.



Site plan showing the Title Plan of Higher Treglohan shaded in purple.

The Access Road which is shared with Lower Treglohan and the Barn is highlighted with two orange lines and arrows.

The Additional Land available by negotiation is the green wooded area outlined in brown.

Approx Gross Internal Area
170 sq m / 1835 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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