



Relubbus Vean, Relubbus,  
Penzance, Cornwall, TR20 9EL









**RELUBBUS VEAN, RELUBBUS, PENZANCE, CORNWALL, TR20 9EL**

**GUIDE PRICE £925,000 FREEHOLD**

A farmhouse with two other properties, standing in approximately one acre, requiring updating throughout, surrounded by countryside. An ideal opportunity for someone to make their own family home, with a lucrative income, or for dependent relatives. Viewing essential.

**\* THREE BEDROOM FARMHOUSE \***

**\* TWO STOREY BARN CONVERSION WITH TWO BEDROOMS \***

**\* FURTHER THREE BEDROOM BARN CONVERSION (SINGLE STOREY) \***

**\* SET IN APPROXIMATELY ONE ACRE \* UPDATING REQUIRED \* UNIQUE OPPORTUNITY \***

**\* QUIET RURAL LOCATION \* VIEWING ESSENTIAL \* EPC = G \* COUNCIL TAX BAND = D \***

**\* APPROXIMATELY 97 SQUARE METRES \***

A unique opportunity to purchase a farmhouse with two barn conversions, plus further two storey barn, set in approximately one acre, with the option to built a detached property within the grounds, subject to any necessary planning consents. The property is accessed via a shared lane and enjoys panoramic rural views over the surrounding countryside. The property does need updating throughout but warrants an early viewing.

**DOOR TO:**

**LOUNGE:** 16' 8" x 12' 4" (5.08m x 3.76m) With double glazed window to the front, staircase rising, wooden floor, beamed ceiling, understairs storage, electric radiator, window to the rear enjoying a rural outlook, deep sill.

**DINING ROOM:** 12' 8" x 11' 7" (3.86m x 3.53m) With double glazed window to the front, beamed ceiling, fireplace with brick surround and hearth.

**KITCHEN:** 16' 11" x 7' 3" (5.16m x 2.21m) Door to the rear, double glazed window to the rear and side enjoying superb rural outlook, plumbing for washing machine, stainless steel sink with mixer tap and drainer, Rangemaster cooker, wall and base cupboards, space for the fridge freezer, slate tiled flooring.

**FIRST FLOOR LANDING:** With access to the loft, window to the side, walk in airing cupboard housing the hot water cylinder.

**BEDROOM ONE:** 13' 10" x 9' 9" (4.22m x 2.97m) Double glazed window to the front and rear enjoying superb rural outlook.

**BEDROOM TWO:** 13' 8" x 12' 5" (4.17m x 3.78m) Double glazed window to the front.

**BEDROOM THREE:** 8' 1" x 7' 4" (2.46m x 2.24m) Double glazed window to the front.

**BATHROOM:** Panelled bath with separate shower cubicle, wash hand basin, tiled flooring, double glazed window to the rear enjoying superb rural views across the fields, Dimplex wall mounted heater.

**SEPARATE WC:** With low level WC, vanity sink unit, double glazed window to the rear enjoying the rural views.

**OUTSIDE:** Driveway with ample parking and turning space. Front garden is laid to lawn with hedge surround. To the rear is a gravelled area with outside tap and lawn/paddock area with fence surround and large wooden storage shed.

**ATTACHED TO THE FARMHOUSE:**

**DOUBLE STOREY STORE ROOM:** 18' 9" x 11' 8" (5.72m x 3.56m) Windows to the front and door to the rear, beamed ceiling, no stairs to the first floor.

**ATTACHED BARN CONVERSION:** With wooden door to the hallway, staircase rising, wooden flooring.

**SHOWER ROOM:** With shower cubicle, low level WC, wash hand basin, tiled floor, heated towel rail, beamed ceiling.

**LOUNGE:** 12' 4" x 10' 9" (3.76m x 3.28m) Double glazed window to the rear with deep sill enjoying superb rural outlook, beamed ceiling, wooden flooring. Arch to the:

**KITCHEN/DINER:** 12' 5" x 7' 9" (3.78m x 2.36m) With double glazed doors and panels to the rear enjoying rural outlook over the fields, wooden flooring, Velux window, plumbing for washing machine, electric oven and hob, stainless steel extractor fan, stainless steel sink with mixer tap and drainer, a range of wall and base cupboards, complementary tiling.

### **FIRST FLOOR LANDING**

**BEDROOM ONE:** 13' 0" x 8' 4" (3.96m x 2.54m)

**BEDROOM TWO:** 8' 8" x 4' 9" (2.64m x 1.45m)

**OUTSIDE:** To the the front of the property is a patio and lawn private to this barn conversion.

### **SECOND BARN CONVERSION**

#### **DOUBLE DOORS INTO:**

**GYM:** 7' 11" x 6' 10" (2.41m x 2.08m) Door to:

**HALL:** Velux window, built in storage cupboard. Doors to shower room, bedroom two and kitchen / living area.

**SHOWER ROOM:** With shower cubicle, low level WC, vanity sink unit, Velux window, extractor fan.

**BEDROOM TWO:** 9' 9" x 9' 8" (2.97m x 2.95m) Double glazed window to the front enjoying the view, electric radiator, access to the loft.

**OPEN PLAN KITCHEN / LIVING ROOM:** 16' 9" x 13' 6" (5.11m x 4.11m) Double glazed door and panels to the open plan living space with picture window to the front, all enjoying superb outlook across the fields, wooden flooring, apex ceiling with beams, stainless steel sink with mixer tap and drainer, electric cooker and hob, extractor fan, base and wall mounted cupboards, space for the fridge, complementary tiling, electric radiator. Door into:

**BEDROOM ONE:** 10' 5" x 8' 6" (3.17m x 2.59m) Double glazed window, with deep sill, and door to the front, electric radiator.

**EN SUITE:** Shower cubicle, low level WC, wash hand basin, Velux window, extractor fan, complementary tiling.

**OUTSIDE:** To the front there is a private patio and private garden area with hedge and fence surround, parking and turning space. The main farmhouse has a driveway with ample parking and turning space, front garden laid to lawn with a hedge surround and to the rear of the farmhouse there is a gravelled area with outside tap. There is also a paddock area laid to lawn with fence surround and large wooden storage shed.

**SERVICES:** Mains water and electricity, septic tank drainage.

**AGENTS NOTE:** We checked reception with EE and there was no signal at the property. We understand from Openreach that superfast fibre is available to the property. The main house is constructed of part granite and part block under a tiled roof. The two barns are of granite construction under a slate tiled roof and the double storey store room is part granite and part block under a corrugated roof of unknown material.

**DIRECTIONAL NOTE:** From Penzance proceed in an easterly direction towards Helston. Upon reaching the roundabout on the outskirts of Marazion take the first exit to Goldsithney. Continue through the village and St Hilary. Upon reaching Relubbus turn left into the lane before the old chapel. Proceed to the end of this lane whereby the property can be found on your right hand side.

**MARSHALL'S PARK LANE OFFICE:** 0207 0791476

**LOCAL AUTHORITY:** Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300

1234171)

**ANTI MONEY LAUNDERING REGULATIONS:** It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

**PROOF OF FINANCE:** Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance  
01736 360203

Mousehole  
01736 731199

Carbis Bay  
01736 795040

Camborne  
01209 715672

Hayle  
01736 756627

Lettings  
01736 366778



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