



White Caunce Farm, Kerris, Paul,
Cornwall, TR19 6UX







WHITE CAUNCE FARM, KERRIS, PAUL, CORNWALL, TR19 6UX

GUIDE PRICE £995,000 FREEHOLD

A charming three bedroom detached farmhouse, located in approximately 6 acres with a detached, two storey one bedroom barn with single storey one bedroom holiday barn, large workshop and various outbuildings, all within a central courtyard, and access to the surrounding countryside.

*** THREE BEDROOM FARMHOUSE SET IN APPROXIMATELY 6 ACRES INCLUDING WOODLAND ***

*** THREE PADDOCK AREAS PLUS WOODLAND AREA ***

*** SINGLE STOREY DETACHED BARN, USED AS A SUCCESSFUL HOLIDAY LET ***

*** TWO STOREY ONE BEDROOM DETACHED BARN IDEAL FOR LETTING ***

*** SUBSTANTIAL PARKING AREA ***

*** MANY PERIOD FEATURES * COURTYARD WITH VARIOUS OUTBUILDINGS ***

*** LARGE DETACHED WORKSHOP/BARN WITH PLANNING TO CONVERT TO DWELLING HOUSE ***

*** QUIET RURAL LOCATION * SHORT DRIVE TO THE PICTURESQUE VILLAGE OF MOUSEHOLE ***

*** IDEAL FAMILY HOME * IDEAL OPPORTUNITY * VIEWING RECOMMENDED ***

*** EPC'S = D, F & G * COUNCIL TAX BANDS = D, A & BUSINESS RATES ***

*** MAIN HOUSE APPROXIMATELY 116 SQUARE METRES ***

White Caunce Farm is a delightful complex of farmhouse, holiday lets and workshops/artist studios arranged around a beautiful central courtyard and set within 6 acres of traditional Cornish paddocks and woodland. The main farmhouse is a charming bedroom family home, retaining many period features including a large granite fireplace and beamed ceilings. Also radiating from the farmhouse courtyard is an occasional bedroom and a laundry/shower room. There are two letting properties within White Caunce: Tallulah Rose, which is a high-end one bedroom barn conversion, which has been a successful holiday let for a number of years (books available on request); and The Hayloft, which is a classic one bedroom farmhand's cottage. Set aside from the farmhouse is a large detached barn divided into two large ground floor units and four upstairs units; these are ideal as workshops and artist studios. Planning permission has recently been granted to convert this building into a single dwelling. Surrounding the entire complex are beautiful woodlands and three paddocks, this in addition to the large and well stocked farmhouse garden. This peaceful location has been successfully used as a seasonal glamping site by the current owners, further extending the business potential of this property. The property is located in a sought-after hamlet, five minutes drive from the picturesque village of Mousehole. Due to the popularity of properties such as this, we recommend an early appointment.

MAIN FARMHOUSE:

Entrance to:

CONSERVATORY: 18' 10" x 7' 6" (5.74m x 2.29m) UPVC double glazed window, tiled floor, door to:

LIVING ROOM: 26' 0" x 16' 6" maximum (7.92m x 5.03m) Granite fireplace with cast iron log burner, beamed ceiling, triple aspect room, UPVC double glazing, engineered oak flooring, double glazed doors to rear garden, understairs storage cupboard, radiator.

KITCHEN/DINER: 18' 10" x 11' 9" (5.74m x 3.58m) Inset single drainer ceramic sink with cupboards below, extensive range of bespoke wall and base units, solid wood worksurfaces, central island with deep pan drawer, Noble Range AGA, integrated dishwasher, fridge/freezer, built in oven and hob, bifold doors to courtyard, double french doors to rear garden.

Stairs from living room to:

FIRST FLOOR LANDING: Built in storage cupboards, UPVC double glazed window, cupboard housing LPG boiler, radiator.

BEDROOM ONE: 18' 8" x 11' 10" (5.69m x 3.61m) Double aspect room, UPVC double glazed windows, built in wardrobes, Velux roof light, radiator.

BEDROOM TWO: 12' 2" x 9' 11" (3.71m x 3.02m) Built in wardrobes and cupboards, beamed ceiling, UPVC double glazed window, radiator.

BEDROOM THREE: 16' 4" x 9' 2" (4.98m x 2.79m) Built in storage, painted granite wall, vaulted ceiling, exposed beams, UPVC double glazed window, radiator.

BATHROOM: 9' 6" x 7' 7" (2.90m x 2.31m) White suite comprising double ended roll top bath set on ball and claw feet, semi circular shower cubicle with sliding glazed door, wash hand basin with cupboards below, low level WC, heated towel rail.

CLOAKROOM/WC: Low level WC, wash hand basin, UPVC double glazed window.

OUTSIDE: To the rear of the property there is a large lawned garden offering a good degree of privacy with well stocked flower borders and access to surrounding paddocks and courtyard.

COURTYARD:

FORMER MILKING PARLOUR: 15' 3" x 13' 8" (4.65m x 4.17m)

LAUNDRY BARN: 16' 4" x 10' 0" maximum (4.98m x 3.05m) Range of laundry facilities with separate shower and WC. A good asset for use with the land if glamping was instigated.

STABLE: 15' 8" x 8' 6" (4.78m x 2.59m)

BEDROOM/OFFICE BARN CONVERSION 18' 4" x 6' 6" (5.59m x 1.98m) Having been dry lined to offer occasional bedroom/studio, Velux roof lights, french door.

GARAGE: 18' 0" x 9' 6" (5.49m x 2.90m) Up and over door.

TALLULAH ROSE (SUCCESSFUL HOLIDAY LET) Double glazed door to:

LIVING ROOM: 27' 4" x 16' 6" (8.33m x 5.03m) Open plan living room area, central log burner set on a slate hearth, double glazed windows, high pitch ceiling, coving, TV point, laminate flooring with underfloor heating, electric Velux window, open plan to:

KITCHEN AREA: Inset single drainer sink unit with cupboards below, range of fitted base units, worksurfaces, solid wood worksurfaces, built in oven, four ringed LPG hob and extractor hood over, integrated dishwasher, washing machine and fridge, sunken spotlights, flooring with underfloor heating, double door to courtyard.

BATHROOM: White suite comprising double ended bath with glazed screen and mixer tap and towel attachment, low level WC, wash hand basin, tiled flooring with underfloor heating, sunken spotlights.

Staircase from the living room to:

BEDROOM: 12' 7" x 11' 0" (3.84m x 3.35m) Average restricted head height in places, double glazed Velux window, exposed floorboards, TV point, large built in cupboard housing hot water cylinder.

HAYLOFT

Entrance door to:

KITCHEN/DINING ROOM: 12' 5" x 11' 5" (3.78m x 3.48m) Stainless steel single drainer sink unit with cupboards below, wall cupboards, mounted LPG boiler, double glazed window, laminated flooring, beamed ceiling.

SHOWER ROOM: White suite comprising low level WC, wash hand basin, tiled shower cubicle.

Stairs from kitchen to:

FIRST FLOOR LIVING/BEDROOM: 16' 0" x 11' 10" (4.88m x 3.61m) Exposed floorboards, log burner, pitched ceiling, steps to mezzanine area overlooking the living room.

DETACHED BARN/WORKSHOP: A large timber detached barn, which planning permission has just been granted (PA23/07216) to convert to a single dwelling, currently arranged as:

GROUND FLOOR WORKSHOP ONE: 28' 6" x 20' 0" (8.69m x 6.10m) Power and light.

WORKSHOP TWO: 30' 0" x 20' 0" (9.14m x 6.10m) Power and light, door to further storage area.

Stairs from workshop one to:

FIRST FLOOR

ROOM ONE: 20' 0" x 15' 0" (6.10m x 4.57m) Door to:

ROOM TWO: 21' 0" x 15' 0" (6.40m x 4.57m) Power and light.

OUTSIDE: To the side of the property is a staircase leading to:

ROOM THREE: 20' 6" x 14' 0" (6.25m x 4.27m) Power and light.

ROOM FOUR: 20' 0" x 14' 5" (6.10m x 4.39m) Power and light

N.B.: This barn has great potential for a variety of uses subject to necessary planning permissions, but at present is used for workshops, storage and studios.

The property has access to three paddocks, each with their water supply, ideal for grazing, access to woodland areas.

SERVICES: Main water, electricity and private drainage. The main farmhouse and Tallulah Rose share one septic tank. Hayloft has a separate septic tank, which is shared with a nearby neighbour.

DIRECTIONS: From Penzance proceed along the Promenade into Newlyn, continue straight on up Chywoone Hill, at the top of the hill continue through the S bend, ignoring the turning left sign to Mousehole and Paul, and then take the second turning right sign posted Kerris, follow this road along for approximately half mile and you will come to White Caunce Farm on your right hand side.

TO VIEW: By prior appointment through Marshall's Estate Agents of Penzance (01736) 360203 or Hayle (01736) 756627.

AGENTS NOTE: Planning has been passed for a two bedroom apartment within the barn, reference PA23/07216.

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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