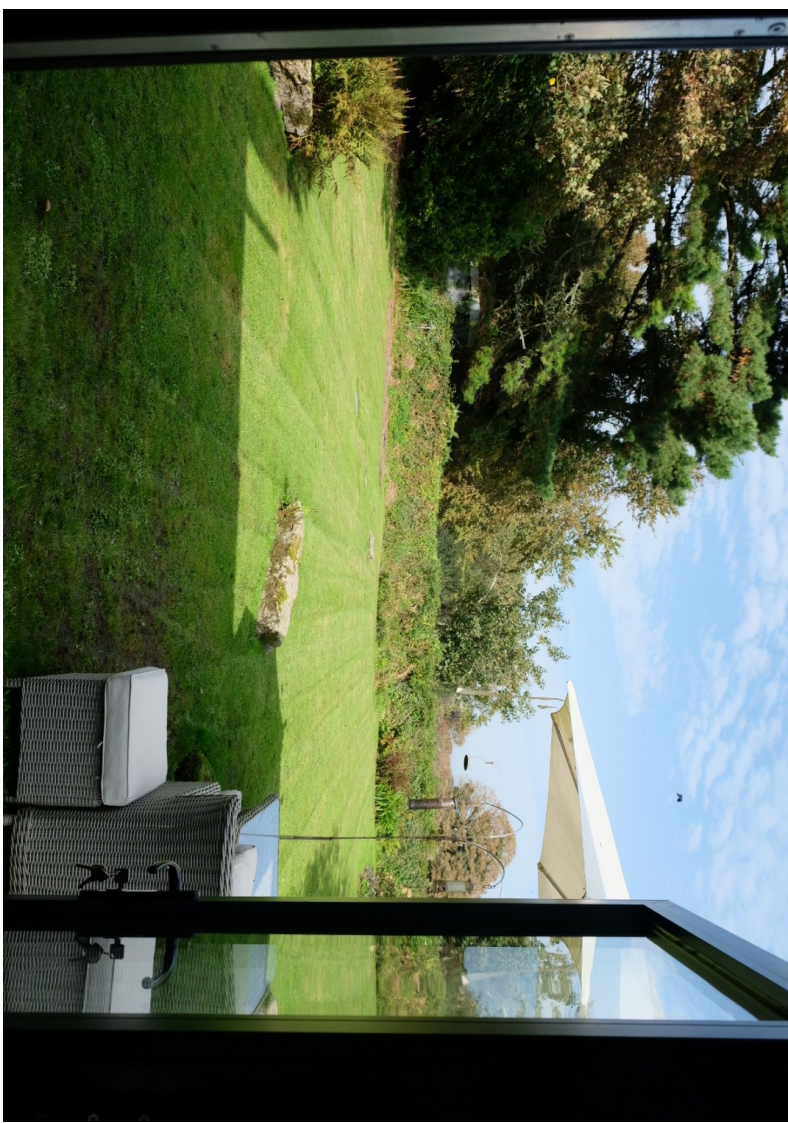




White Counce Farm, Kerris, Paul,
Cornwall, TR19 6UX







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

GUIDE PRICE £1,100,000 FREEHOLD

Nestled in the picturesque splendor of the countryside, this captivating three-bedroom detached farmhouse exudes charm and tranquility. Set within approximately 7 acres, this beautiful property boasts an array of impressive features; a detached, two-storey one-bedroom barn, an additional one-bedroom holiday barn, a spacious workshop/barn currently split into multiple areas which has recently been granted planning permission for the first floor to be converted into a two bedroom apartment and a collection of versatile outbuildings. Surrounded by picturesque landscapes, this property offers a unique blend of rural charm and modern conveniences, providing the perfect haven for those seeking a peaceful lifestyle amidst stunning natural surroundings.

*** THREE BEDROOM FARMHOUSE SET IN APPROXIMATELY 7 ACRES INCLUDING WOODLAND ***

*** THREE PADDOCK AREAS PLUS TWO WOODLAND AREAS ***

*** 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 A FIRST FLOOR**

APARTMENT *

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

*** IDEAL FAMILY HOME * UNIQUE 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 an enchanting collection of rustic cottages, useful workshop spaces and charming artist studios immersed within seven captivating acres of rolling Cornish paddocks and enchanting woodland. This sought after retreat offers a captivating fusion of tranquillity and artistic inspiration. Nestled at the heart of the complex, the main farmhouse exudes timeless charm, boasting three inviting bedrooms. The property's original character shines through with an elegant granite fireplace and exposed beamed ceilings. Neighbouring the farmhouse, a cozy office/occasional bedroom and a convenient laundry and shower room provide additional comfort and functionality. Within the confines of White Caunce, there are two holiday lets. Tallulah Rose, a luxurious one-bedroom barn conversion, has garnered acclaim as a successful holiday rental, promising a serene getaway and The Hayloft, a traditional one-bedroom cottage, completes the property. Beyond the farmhouse, a substantial detached barn which is divided into two expansive ground-floor units and four versatile upstairs spaces. These units are ideally suited for use as workshops or artist studios, offering boundless creative potential. A recently approved planning permission presents the exciting prospect of transforming this building into a two-bedroom apartment on the first floor, preserving the existing spaces beneath. Enveloping the entire complex there are woodlands and three paddocks which provide a serene sanctuary. The property's farmhouse garden abounds with an array of flourishing plants, adding a vibrant touch to the surroundings. Situated within a small hamlet just a short drive from the picturesque village of Mousehole, White Caunce Farm enjoys an enviable location. Its exceptional blend of rustic charm, artistic inspiration, and tranquil surroundings makes it an extraordinary opportunity for those seeking a unique lifestyle or an astute investment.

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:

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.

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.

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

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

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, and access to two woodland areas.

SERVICES: Mains 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.

AGENTS NOTE: We checked the mobile signal with EE which was adequate although patchy in areas. We understand from Openreach website that Ultrafast Full Fibre Broadband (FTTP) should be available to the property. The main farmhouse, Tallulah Rose, The Hayloft and other outbuildings are constructed of granite under a slate roof, the detached barn/workshop is of timber construction.

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
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