



ROHRS & ROWE



Pengarrock Farm
Pengarrock Hill
Porthallow
The Lizard
TR12 6PJ

- Beautiful 4 bedroom Georgian Farmhouse
- Stunning coastal position
- Wonderfully light kitchen & garden room

- Adaptable music room & studio
- Generous sized sitting & dining rooms
- Electric underfloor heating
- Three holiday letting barns

- Additional large stone barn
- Circa 1.5 acres of grounds
- EPC G



A GORGEOUS FORMER FARMHOUSE IN A STUNNING LOCATION WITH A COURTYARD OF BEAUTIFUL STONE BARNs PROVIDING 3 ATTRACTIVE HOLIDAY COTTAGES.





PROPERTY

Pengarrock Farm is a beautiful former farm set in a tucked away position with no near neighbours. The property is unlisted and consists of a handsome farmhouse and an unspoilt courtyard of stone barns. All are set within delightful gardens and grounds just a short walk from the coast and the pretty hamlet of Porthallow. The approach is via some of the most picturesque countryside on the entire Lizard Peninsula and the final mile or so creates a wonderful sense of seclusion and privacy as you approach the scenic driveway up to the property. The house sits in a more elevated position on the western side of the grounds and the barns are located on the eastern side, out of direct view of the house.

The principal residence is a traditional, double fronted, southerly facing house set out in typical Georgian fashion. An entrance porch opens into a welcoming hallway, flanked by the dining room and sitting room. The kitchen is located at the rear and has recently been beautifully extended with an adjoining garden room. The breakfast room seamlessly flows from the kitchen and combines to provide a fabulously sociable layout and a great space for entertaining. To the eastern side is a large extension currently utilised as a music room and studio, but we understand it had previously been set out as a self contained annexe. The staircase leads from the entrance hall up to a large landing, ideal as an open study and where the three good-sized bedrooms, a smaller fourth bedroom/dressing room and the family bathroom are located. The house has been tastefully and very carefully updated throughout with all of the windows being replaced by skilled craftsmen, with particular attention to detail paid to retaining the original glass.

The horseshoe shaped courtyard of stone barns are centred around an attractive large central barn/garage, perfect for anyone with an interest in classic cars. Two cottages are positioned on the southerly side, Rainbow Cottage being a two storey and the second, Rainbow End, being just on the first floor, with a large storage area under. A third barn, Cove View, is positioned on the northerly side, enjoying delightful views across the neighbouring farmland towards the sea. In addition, there is further single storey barn offering an opportunity for conversion, to create more letting units or perhaps an alternative commercial use. The properties are set centrally within the delightful gardens and grounds, which extend to circa 1.5 acres.





Porthallow Cove

LOCATION

The Lizard Peninsula is very much Cornwall's forgotten Eden and its east coastline has some of the most dramatic scenery in Cornwall. The small fishing village of Porthallow is only a ten minute walk from Pengarrock Farm and is midpoint on the SW Coastal path - a perfect place to stop and relax as it features a delightful country pub conveniently located next to the beach. Other nearby villages are St Keverne, with shops, two pubs, restaurant and church, and Coverack with its working/recreation granite harbour, beach and restaurants. There are bus services in both St Keverne and Coverack.

With its unique flora & fauna, history & geology the Lizard Peninsula also offers the Goonhilly Nature Reserve & Earth Station, various beaches and the Helford River to the explorer. Activities such as boating, in most of its forms, diving and golf are available for the enthusiast. There is also an abundance of fine food to enjoy throughout the area with local fish, especially crab & lobster, being regular features.

DISTANCES

Porthallow Beach 0.5 Miles • Coverack 4 Miles • Helford 5 miles • Goonhilly Downs 5.5 Miles • Lizard 10 miles • Cadgwith Cove 10 Miles • Mullion 11 Miles • Kynance Cove 12 Miles • Helston 12.5 miles • Porthleven 15 Miles • Falmouth 19 miles • Truro 26 miles • St Ives 28 Miles • Newquay Airport 45 miles



Rainbow Cottage



Studio



Music Room



Rainbow Cottage

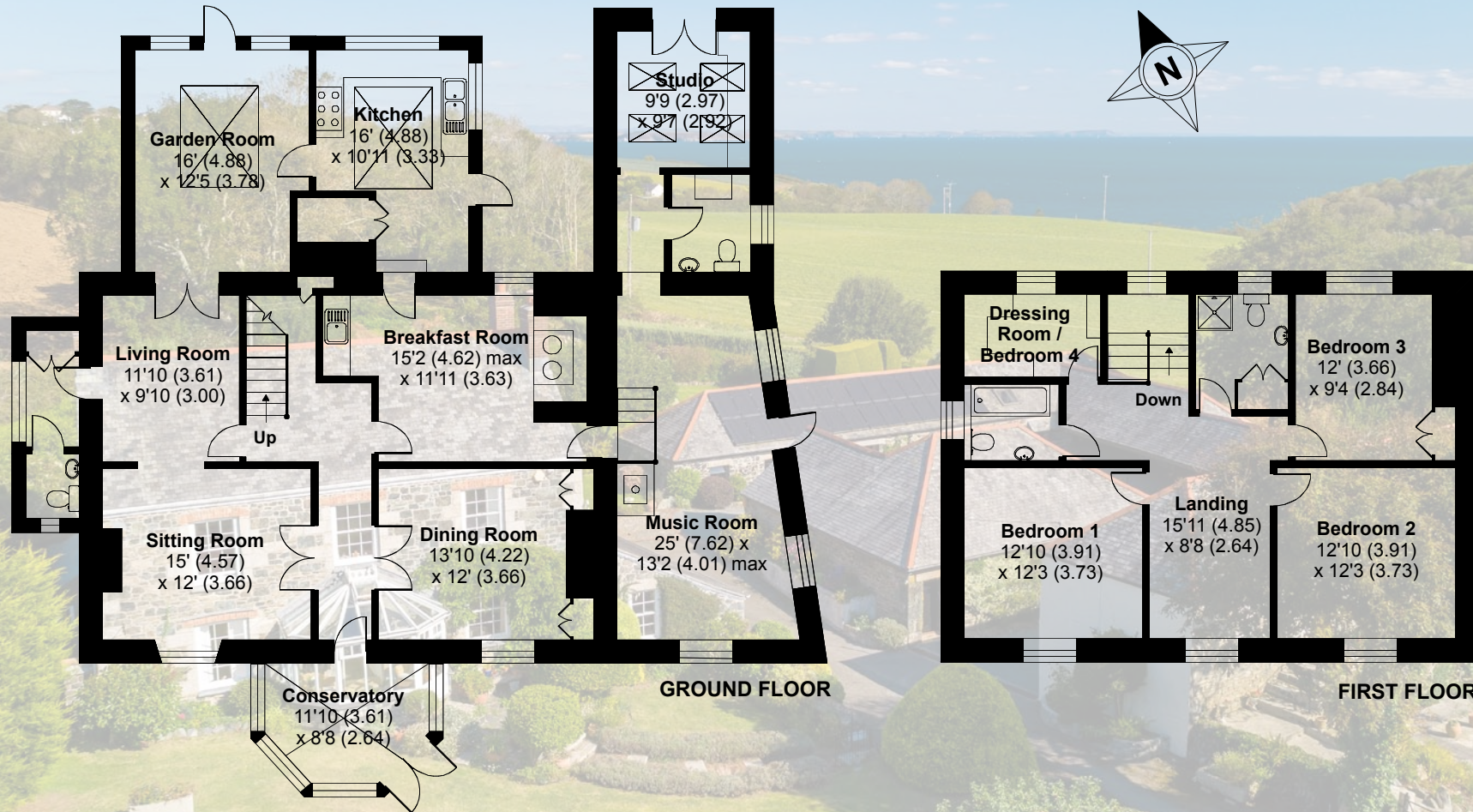




Pengarrock Farmhouse, St. Keverne, Helston, TR12 6PJ

Approximate Area = 2849 sq ft / 264.6 sq m (excludes carport)

For identification only - Not to scale

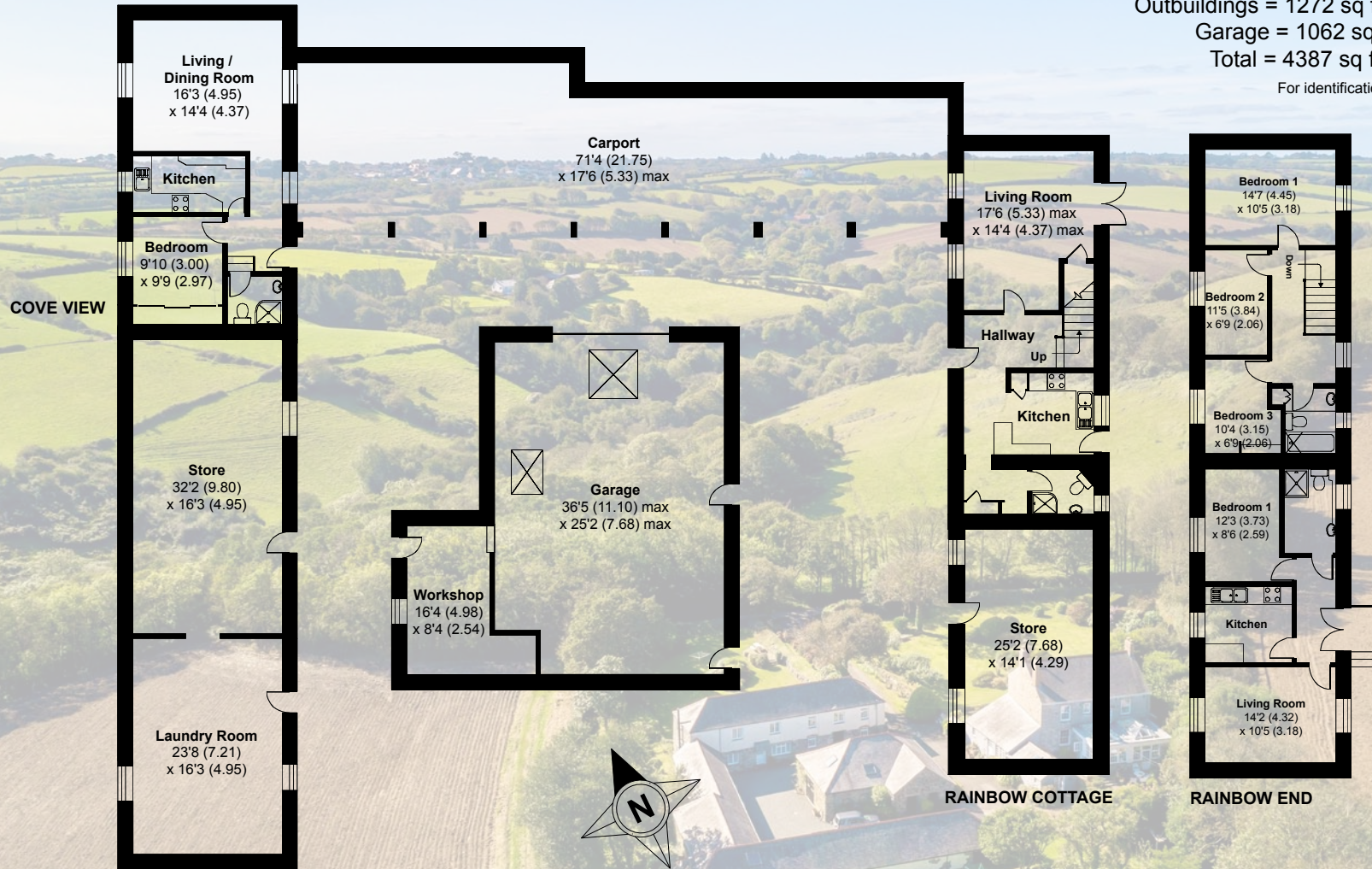


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2020. Produced for Rohrs and Rowe. REF: 656539

Pengarroch Farmhouse, St. Keverne, Helston, TR12 6PJ

Annex = 2053 sq ft / 190.7 sq m
 Outbuildings = 1272 sq ft / 118.1 sq m
 Garage = 1062 sq ft / 98.6 sq m
 Total = 4387 sq ft / 407.5 sq m

For identification only - Not to scale



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St Ives



Kynance Cove



St Michael's Mount



Mullion Cove

Services: Mains water & electricity. Oil fired Aga, electric underfloor heating & modern night storage heaters. Large PV panels also feed the main house, cottages & outbuildings. .

Directions: Travel from Helston on the B3293 and continue until you reach St Keverne. Take a left on Commercial Road and follow signs to Porthallow. Continue on and turn right onto Pengarrock Hill and Pengarrock Farm will be on your left.

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