

MEHAL MILL  
THE LIZARD PENINSULA

JONATHAN  

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CUNLIFFE



## *Mehal Mill, St Keverne, Helston TR12 6PX*

For sale for the first time in 20 years, an enchanting former mill with attractive outbuilding s, tucked away in a tranquil valley on the Lizard Peninsula. Creatively rebuilt over the years, it is a home filled with character and charm set within an acre of glorious gardens.





- 3-bedroom former Mill, extensively renovated using traditional materials
- Impressive, versatile outbuilding with potential for wide range of uses
  - Idyllic rural setting in wooded valley amidst AONB
- Magnificent tiered gardens with stream and abundance of verdant flora
  - Further outbuildings and ample parking for cars and boats
  - Grade II Listed, rich in heritage and original features
  - Mill: 1118 sqft, Garage/Workshop: 1150 sqft • EPC D











## SETTING THE SCENE

Mehal Mill is situated in a sheltered valley surrounded by rolling fields and woodland on the enchanting Lizard Peninsula, an Area of Outstanding Natural Beauty on the south Cornish coast. Located about 1 mile from the attractive village of St. Keverne and all its brilliant amenities (including two pubs, a village shop and local butchers) the Mill is also within easy reach of the many tree-lined creeks and inlets of the Helford River along with spectacular stretches of the surrounding South Cornwall coastline, peppered with beautiful coves and crystal blue waters offering some of the best diving, fishing and surfing in the UK.

There are plenty of good rural walks in the area, with easy access to the coastline including the fishing villages of Porthallow and Porthoustock and the beaches at Godrevy and Leggan Coves, 1 miles east of St. Keverne. There are also many brilliant eateries close by, with Roskilly's farm and restaurant (famed for its ice cream), the two local's favourites The Greenhouse restaurant and Fat Apples Café, and the marvellous New Yard restaurant and Flora cafe at Treloarwarren Estate, all just a short drive away. There are several supermarkets at nearby Helston, the 'gateway' to the Lizard Peninsula.

## HISTORY

The parish of St Keverne is the largest, an one of the most historically important in West Cornwall, lying within the district known as “Meneage” from the Cornish word meneghek, meaning monastic.

Mehal Mill - meaning St Michael Mill - was originally on the Traboe estate and was granted to the monks of St Michaels Mount by Robert, Earl of Mortain in about 1087 and belonged to them until the fifteenth century. It was their main endowment and the manor mill, which took its name from the parent priory. Opposite the mill, there was even a vineyard! The fortunes of the mill followed those of the manor, in about 1420 it passed to Sion Abbey and in 1538 to the Crown. After the dissolution of the monasteries, the manor came into the hands of the Earl of Salisbury.

The mills in the parish were first established to serve the lords and manorial estates established locally, sometime after the Norman Conquest. By the 13th century the new laws and customs obliged tenants to have their corn ground at their local lord's mill. The St Keverne Rate Book 1721-1747 lists 9 grist mills in the parish. Mehal Mill was derelict when acquired by our clients and since then has undergone a significant and comprehensive refurbishment and rebuilding programme.

## THE TOUR

Situated in an idyllic wooded valley in the heart of the unspoilt Lizard Peninsula, this immensely charming former mill occupies a tranquil and leafy position in just under an acre of delightful grounds. Sympathetically rebuilt using a thoughtful and harmonious selection of traditional materials, the mill has been cleverly reimaged to create a three-bedroom family home with a warm, welcoming interior rich in history, character and charm.

Accompanying the Mill there is an attractive two storey outbuilding that houses a large garage, workshop, utility, study, hobby room and gym. Extensively renovated and generous in size, it was originally a thatched cottage and holds endless potential for a wide range of uses and further conversion, subject to the necessary consents.

## STEP OUTSIDE

The gardens are every bit as enchanting as the collection of buildings which they surround. Tucked away down a private drive, there is a wonderful sense of peace and privacy, with many places to sit and take in the nature of the surrounding valley and to catch the last rays of sun on a summer's evening. Lovingly nurtured over the years, tiers of carefully landscaped lawns with colourful shrub borders give way to natural areas of wild flora, all leading down to a pretty stream below. There are areas to entertain, a variety of useful outbuildings, vegetable beds and even a chicken run. The large drive provides ample parking and plenty of storage for boats.

## SERVICES

Mains water (supplemented with a private supply) and electricity, private drainage and ground source heat pump central heating.

## DISTANCES (All distances approximate)

St Keverne 1 mile, Helford River 3.5 miles, Helston 12 miles, Truro 25 miles, Newquay Airport 44

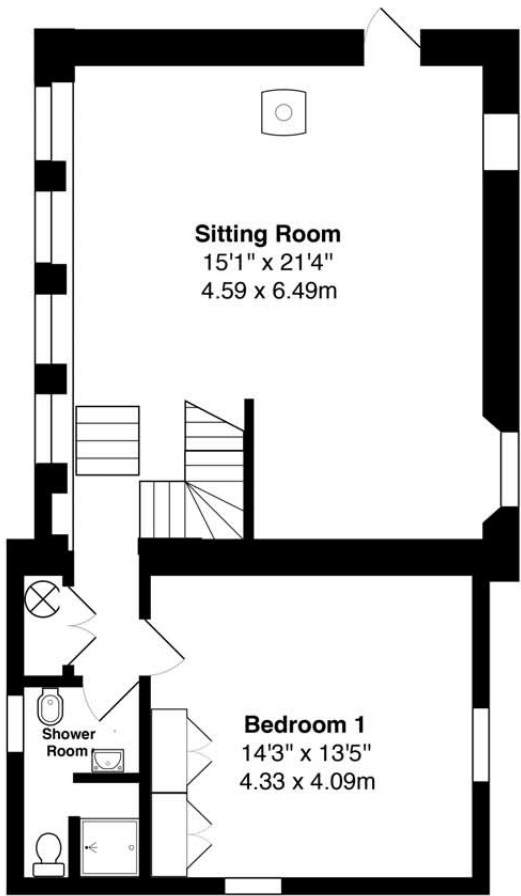
## WHAT3WORDS LOCATION

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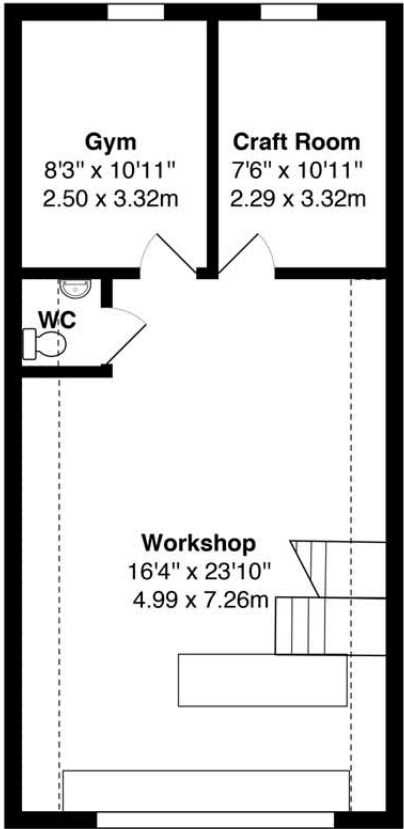
## COUNCIL TAX BAND

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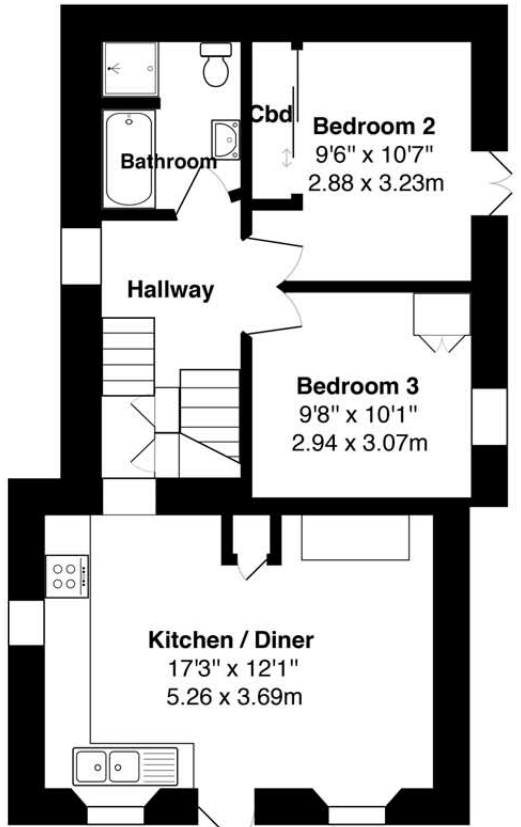




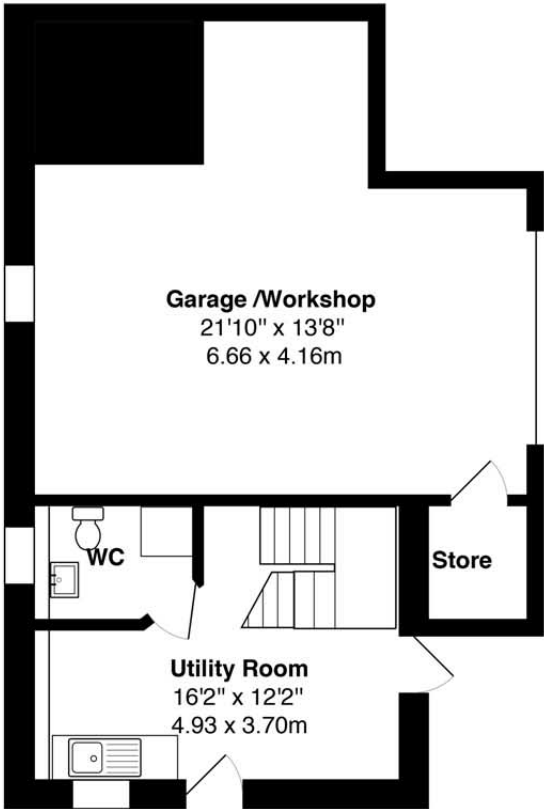
**First Floor**  
Approx Area 583 sqft 54.2 sqm



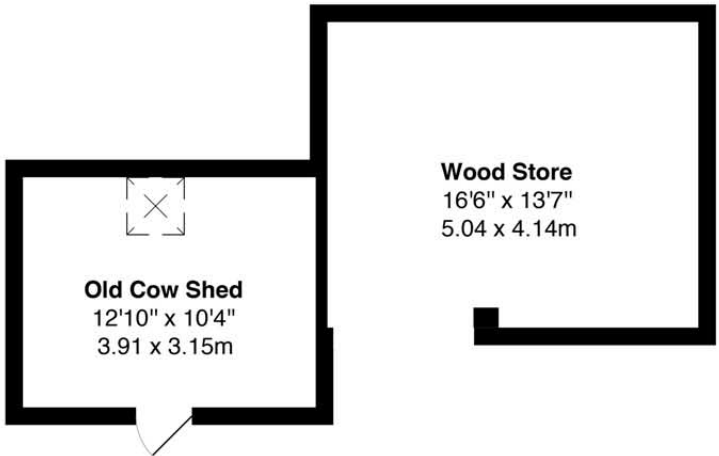
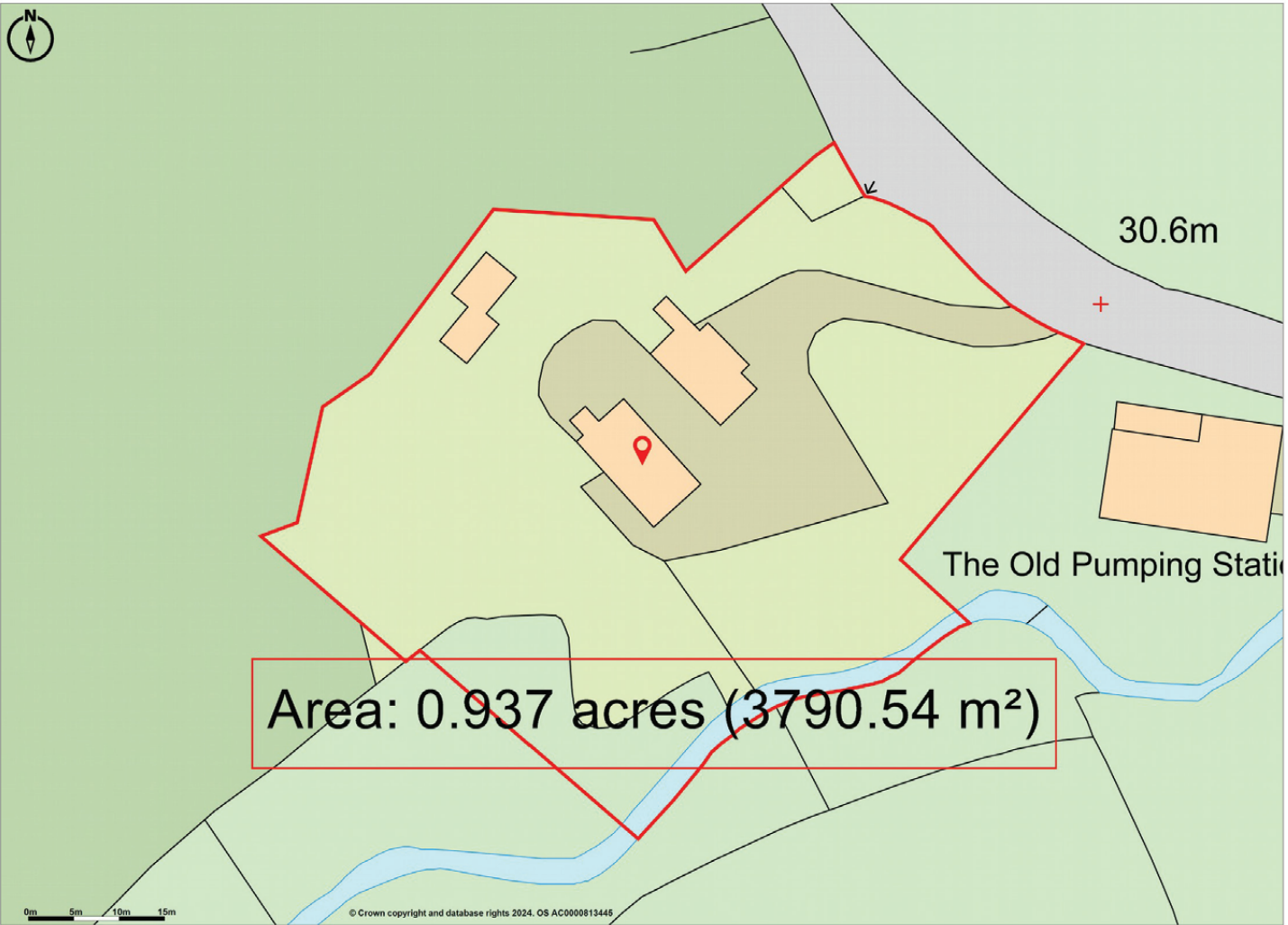
**Workshop First Floor**  
Approx Area 569 sqft 52.8 sqm



**Ground Floor**  
Approx Area 535 sqft 49.7 sqm



**Garage Ground Floor**  
Approx Area 581 sqft 54.0 sqm



**Shed/Store**  
Approx Area 357 sqft 33.2 sqm

**MEHAL MILL St KEVERNE TR12 6PX**  
**TOTAL APPROX. FLOOR AREA 2626 sqft (243.9 sqm)**

All measurements are approximate and for display purposes only

**ANTI-MONEY LAUNDERING REGULATIONS**

It is a legal requirement that we receive verified identification from all buyers before a sale can be formally instructed. Your cooperation on this matter is much appreciated to ensure there is no unnecessary delay in concluding a sale. We will inform you of the process once your offer has been accepted.

**PROOF OF FUNDING**

Prior to agreeing a sale, our clients may require us to obtain a proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays and will inform you of what we require prior to agreeing a sale.

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