

ROSKENNALS MILL
PENZANCE

JONATHAN

CUNLIFFE



Roskennals Mill, Newbridge, Penzance TR20 8RW

A collection of four charming Cornish stone buildings set privately in about 4.5 acres, forming a heavenly rural idyll just to the east of Penzance, Newlyn and the sea Mounts Bay.

- Period 4-bedroom Mill House & 3 detached converted buildings
- Beautifully and thoughtfully renovated to the highest standard
- Blissful, private rural setting in grounds of approximately 4.5 acres
- Close to the magnificent coastline of the Lands End Peninsula
- Perfect for multi-generational living or a number of mixed-uses
- Rich in history, The Mill and The Granary are Grade II Listed
- The Mill House: 2,821sq ft, The Mill: 1,384sq ft, The Granary: 926sq ft, Pottery: 351sq ft
- EPC - The Mill House D, The Mill E, The Granary E, The Pottery G.







SETTING THE SCENE

In the heart of Lands End Peninsula, tucked away down a private lane in a delightful bucolic setting, Roskennals Mill is a verdant paradise, enjoying the leafy privacy of its secluded grounds, yet within easy reach of the coast and all that's good in Cornwall. Located between the villages of Newbridge and Madron, this miniature estate is ideally positioned to explore this beautiful, wild part of West Cornwall. Flanked by the Atlantic on both sides, the peninsula is home to some of the country's most breathtaking and rugged coastline - much of which enjoys the protection of the National Trust. Where ancient moorland and gorse-topped cliffs are punctuated by tiny fishing villages, historic monuments, and towering engine houses that take you back to a bygone era - the coastline is simply awe-inspiring. The villages and towns are replete with independent boutiques, bistros, galleries, and hidden gems at every turn.

The historic, vibrant harbour towns of Penzance and Newlyn - with their independent shops, galleries and brilliant eateries, such as Argoe fish restaurant and 45 Queen Street - lie close by on the south coast, whilst the northern coastline holds some of the best surf breaks in Europe along with the popular coastal town of St Ives, with its sandy beaches and cobbled streets filled with cafes and art galleries. The charming fishing village of Mousehole along with the world renowned Minack Theatre are both just a short drive away. Also nearby is the UNESCO World Heritage Site of Ding Dong Mines, an old and extensive mining area which looks out over Mounts Bay and St Michael's Mount. The beautiful Mounts Bay is almost as well known as St Michael's Mount itself, with its mild climate and inspiring scenery holding wonders such as The Tremeneheere Sculpture Garden, with its exotic sub-tropical plants providing a stunning backdrop for sculptures by renowned artists.

Penzance also has a mainline station on the London Paddington line and in addition to the many wonderful shops and restaurants, it holds a beautiful public garden and a ferry service to nearby Isles of Scilly. With an extensive range of amenities, the town also boasts a modern college, primary and secondary schooling, local hospitals and on the seafront is the recently refurbished Jubilee Pool Art Deco Lido.

HISTORY

Roskennals Mill dates back as far as 1310 when it was known as Raskernel. It has also been known as Reskonwalls (1372), Roconwell (1481), Roskenwall (1560) and Roskenvellis (1668). The earliest record of there being a mill at Roskennals can be traced to the 17th Century when, on a map survey of the manors of the Rt. Hon. Earl of Radnor, dated 1695, a mill was shown.

Interestingly, Roskennals Mill was, for many years, part of the Lanhydrock Estate as evidenced by the record of various lessees. In 1918, at the end of the First World War, the Lanhydrock Estate was broken up and Roskennals Mill was

sold for the first time. It is understood to be one of the last commercially operating grist mills in West Cornwall before its conversion in the late 1980's.

Roskennals Mill has been owned by our clients since 2007 during which time it has undergone a thorough and meticulous renovation, inside and out, to an incredibly high standard with a firm eye on retaining the character and charm of the buildings whilst also working tirelessly to make the grounds truly wonderful and a real haven.

THE TOUR

As you wind down the drive and approach the charming collection of Cornish buildings, you instantly feel transported back in time to a slower, and more peaceful pace of life. Beyond its beauty, this unspoiled, shallow wooded valley emanates a sense of tranquility and a connection to the land that captures the heart and quiets the mind.

The Mill house sits proudly amidst terraced gardens and has been beautifully renovated by the current owners, who have incorporated a wonderful wraparound extension holding a large, open-plan kitchen by local master craftsman, George Robinson, and featuring an Aga as the centrepiece. Upstairs, a magnificent, vast principal bedroom suite, is accompanied by three further bedrooms, one with an ensuite shower room, whilst the other two share a large family bathroom. Unfolding across nearly 3,000 sq ft of timeless, light-filled interiors, the house harmoniously blends original features and traditional, natural materials with exquisite joinery, fittings and fixtures to create a superb and spacious family home, whilst still preserving and celebrating the building's rich heritage and charm.

Nestled just below, further accommodation can be found in three detached 17th century granite buildings, two of which are Listed grade II and each a wonderful example of the Cornish Vernacular. Lovingly and thoughtfully restored throughout, exposed stone walls, roof trusses and beams coupled with original features and wooden floors retain character; whilst a soft Farrow & Ball palette and traditional wooden windows create an atmosphere of calm and a wonderful sense of light and space. Perfect for those who seek multi-generational living or for a variety of other mixed uses, The Mill (with 3 bedrooms unfolding across 1,384sq ft), the Granary (2 bedrooms - 926sq ft) and Ella's Pottery (1 bedrooms - 351sq ft) can be used for hosting guests, letting income, retreats, studio space, offices - the possibilities are boundless.

STEP OUTSIDE

Roskennals Mill is approached via a leafy country lane lined with well-established Cornish hedges. Nestled within 4.5 acres of enchanting, secluded grounds, vast sweeping lawns give way to vibrant wild flower meadows, dotted with mature trees and a magnificent wildlife pond. Encircled by a babbling stream, broadleaf woodlands and rolling fields, the well-stocked gardens burst with year-round colour and interest, creating a wonderful micro-climate that offers a sanctuary to all wildlife.

The tiered gardens surrounding the main house are exceptionally private and are bathed in sun throughout the day. Double doors open from the kitchen to a sheltered setting perfect for outdoor entertaining and alfresco dining, with an almost sub-Mediterranean feel. Each of the four buildings are accompanied by individual terraces, gardens and parking, providing privacy and plentiful spots to soak in the peaceful atmosphere and surrounding nature. A large courtyard and a separate gravelled parking area featuring a spacious carport with a workshop tucked behind, complete this idyllic estate.

SERVICES

Mains water and electricity, private drainage and oil fired central heating.

DISTANCES (All distances approximate)

Newlyn 3 miles, Penzance (main line station) 4 miles, St Ives 11 miles

WHAT3WORDS LOCATION

///barks.poetry.hiring

COUNCIL TAX BAND

Roskennals Mill E



RATEABLE VALUE

The Granary, the Mill and Ella's Pottery £5,600 pa

As of June 2024, this rateable value qualifies for Small Business Rates Relief; therefore, there is nothing to pay.

<https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

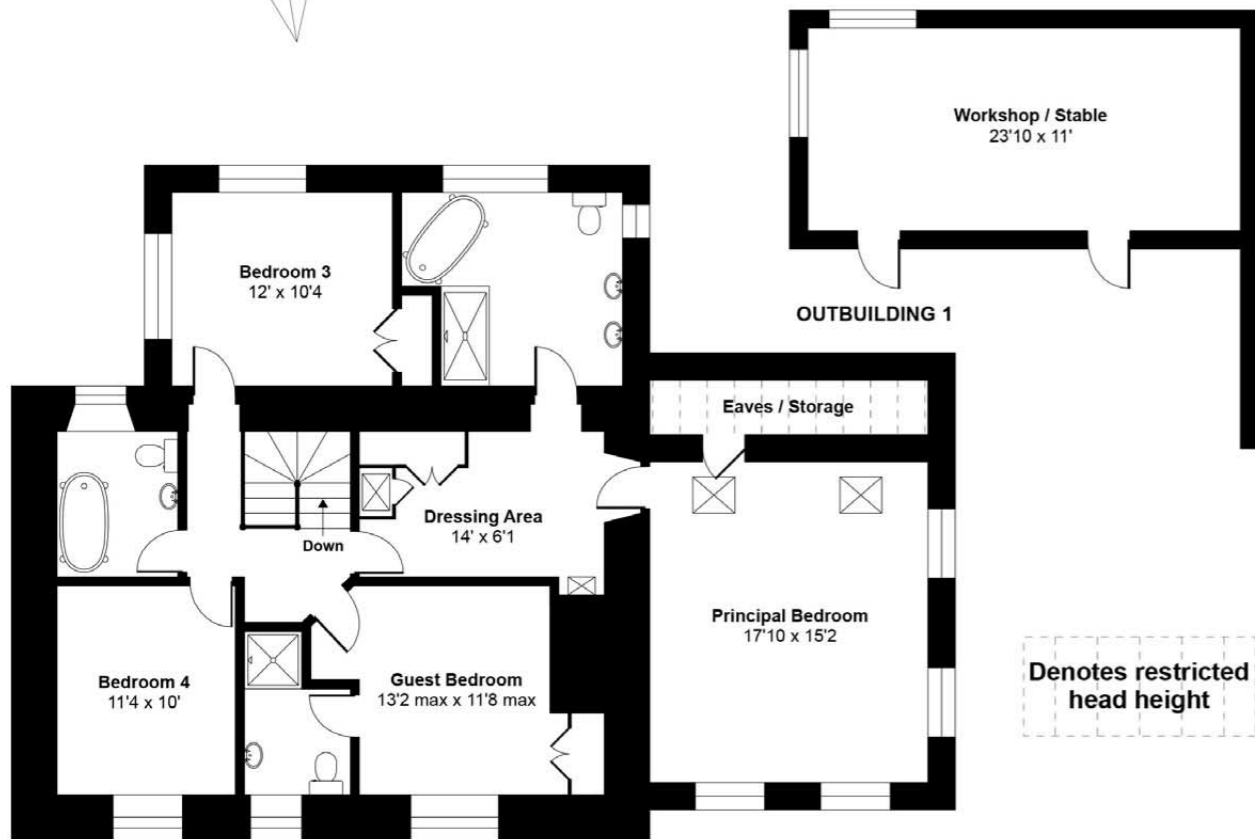
DIRECTIONS

Heading towards Penzance, along Eastern Green and the A30, with the sea on your left hand side, approach the roundabout with Tesco supermarket on your right hand side and take the second exit which ascends up the hill. Go straight over the first roundabout and the second larger roundabout and at the third roundabout take the third exit onto the A3071. Proceed along this road into the countryside passing through Tremethick Cross, passing a large layby on your left and then another large layby on your right hand side. Start to slow down after a 'Queuing on bends possible for 600 yards cattle sign' on your left as the turning for Roskennals Mill will be on your left hand side. Take this left hand turning, descend down into the countryside over a small bridge and the parking area for Roskennals Mill will be on your left hand side.

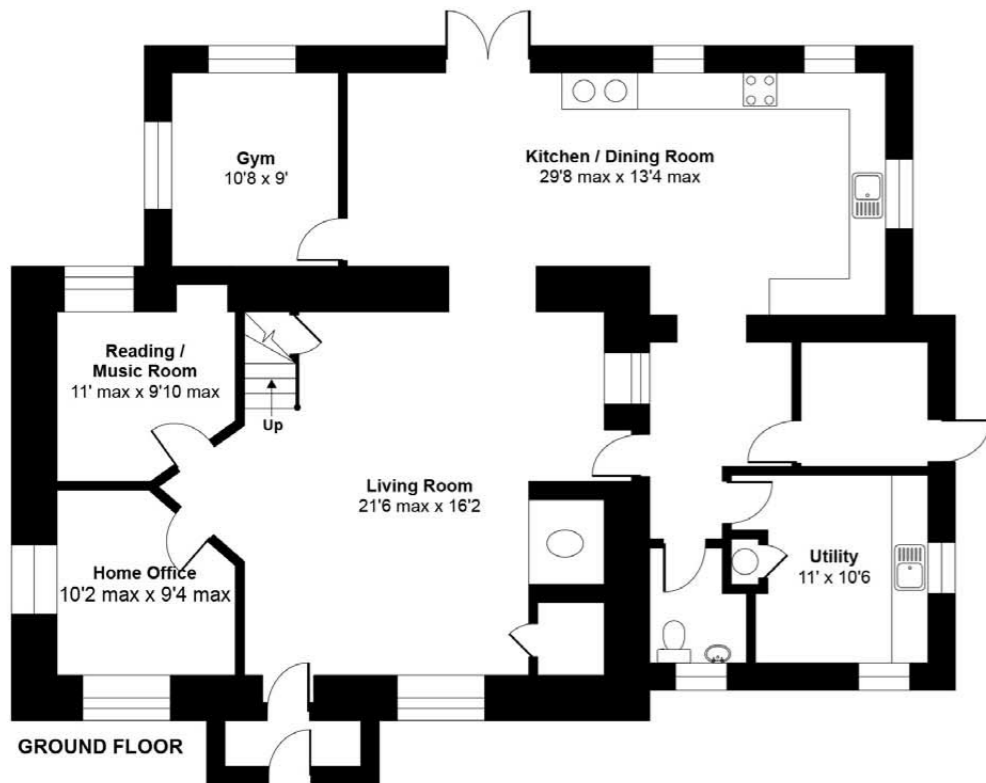


Roskennals Mill, Newbridge, Penzance

Approximate Area = 2771 sq ft / 257.4 sq m
 Limited Use Area(s) = 50 sq ft / 4.6 sq m
 Outbuildings = 297sq ft / 27.6 sq m
 Total = 3118 sq ft / 289.6 sq m
 For identification only - Not to scale

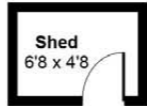


FIRST FLOOR



GROUND FLOOR

Denotes restricted head height



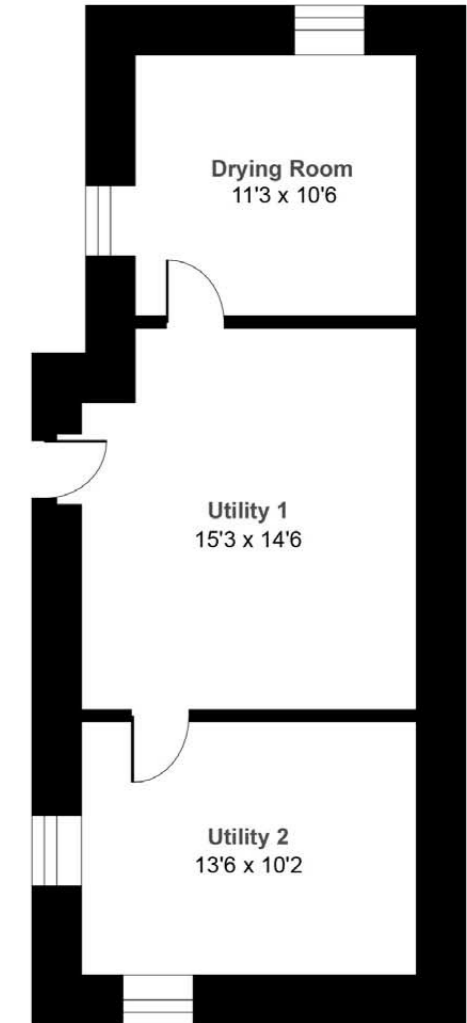
OUTBUILDING 2

The Mill, Roskennals Mill

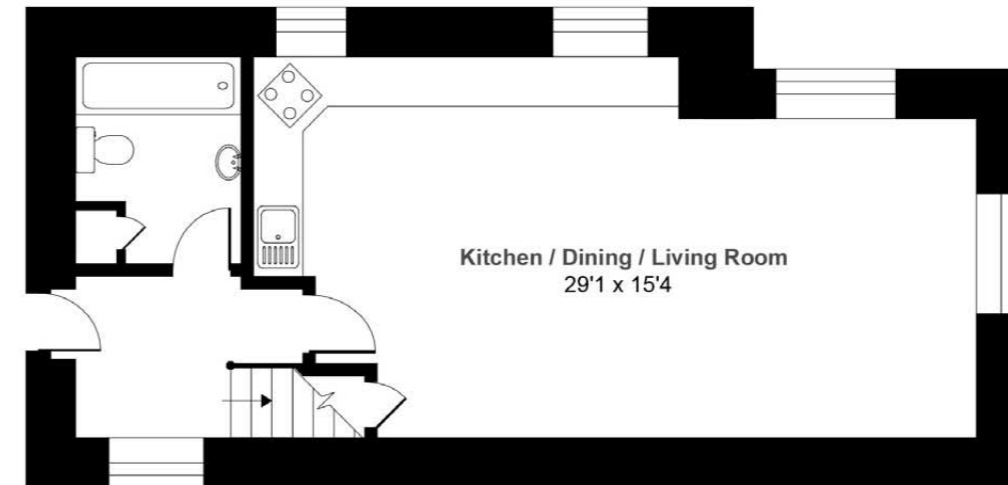
Approximate Area = 915 sq ft / 85 sq m
 Outbuilding = 469 sq ft / 43.6 sq m
 Total = 1384 sq ft / 128.6 sq m
 For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2024. Produced for Lillcrap & Chilcott. REF: 863682

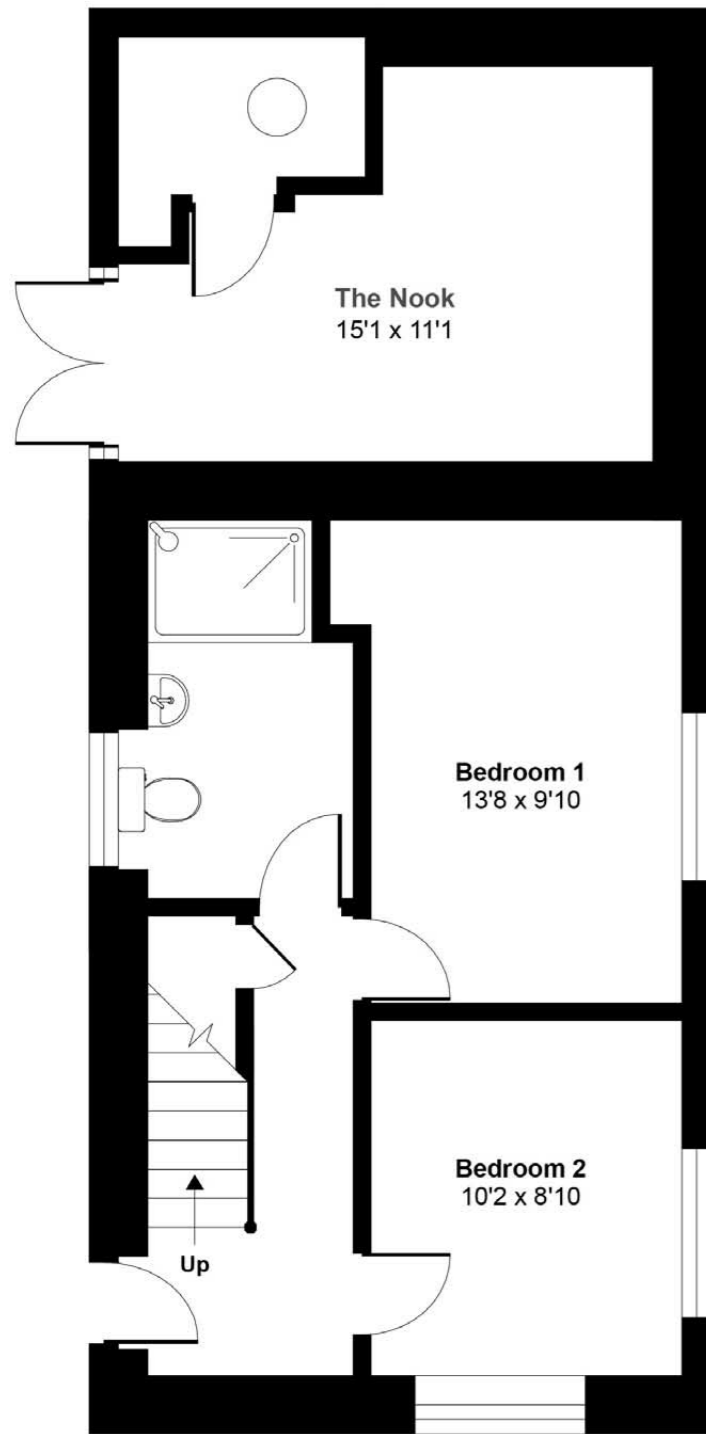


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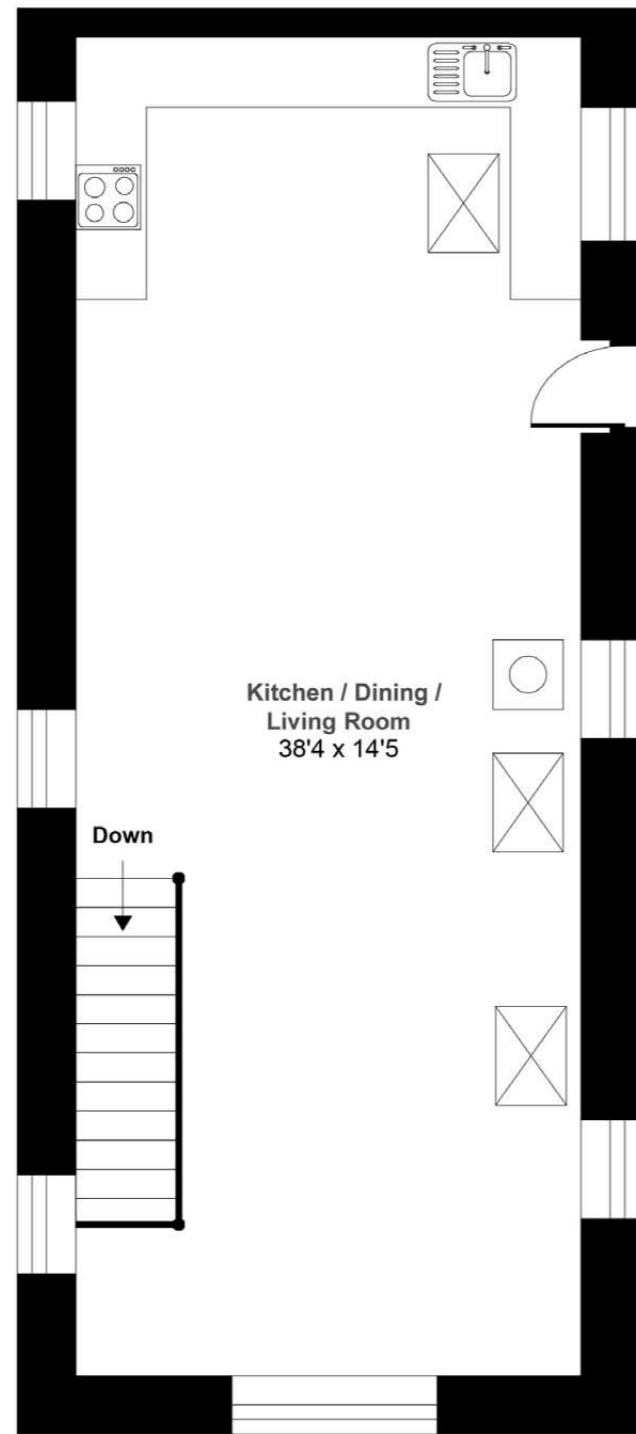
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2022. Produced for Lillcrap & Chilcott. REF: 863685

The Granary, Roskennals Mill

Approximate Area = 926 sq ft / 86.1 sq m
 Bar = 177 sq ft / 16.4 sq m
 Total = 1103 sq ft / 102.5 sq m
 For identification only - Not to scale



GROUND FLOOR

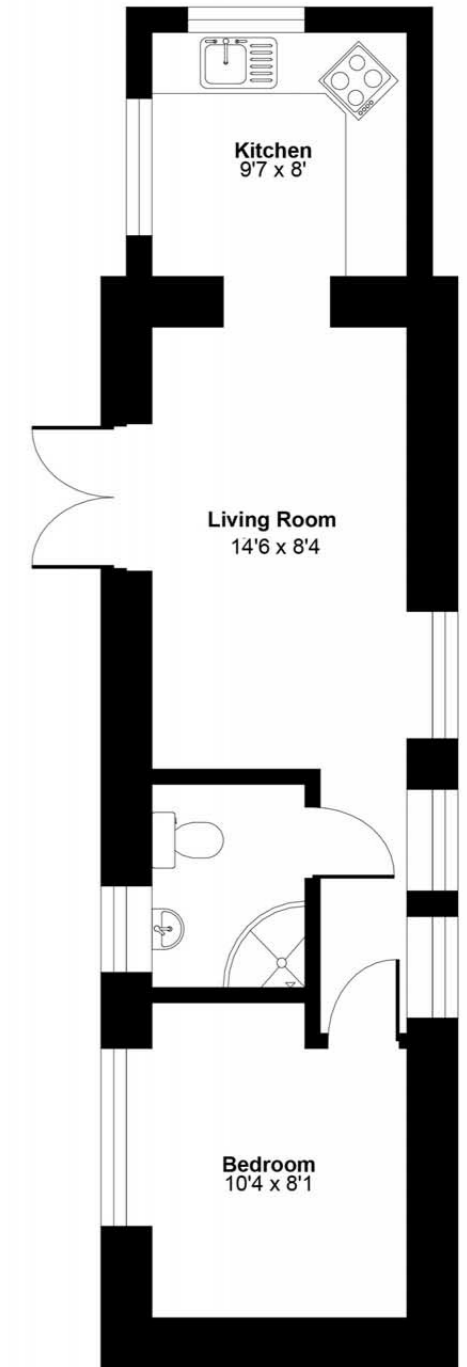


FIRST FLOOR

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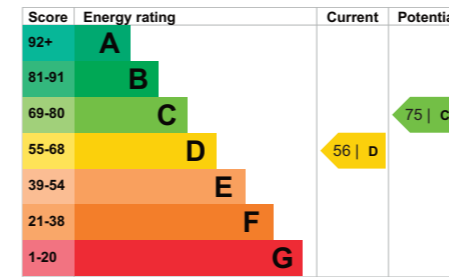
Ella's Pottery, Roskennals Mill

Approximate Area = 351 sq ft / 62.6 sq m
 For identification only - Not to scale

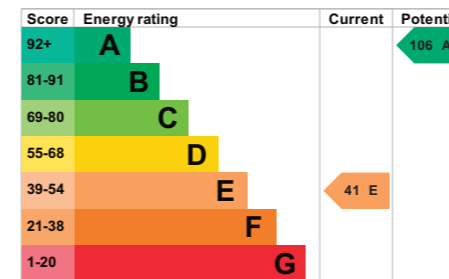


GROUND FLOOR

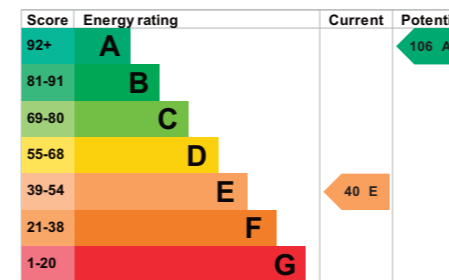
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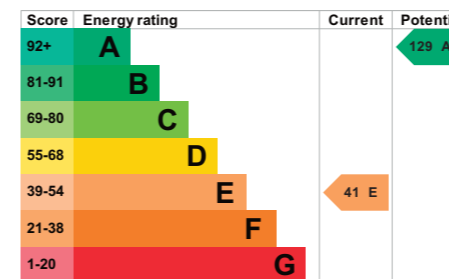
EPC - ROSKENNALS MILL



EPC - THE MILL



EPC - THE GRANARY



EPC - ELLA'S POTTERY

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.

IMPORTANT NOTICE

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