

WHITE CAUNCE FARM
WEST CORNWALL

JONATHAN

CUNLIFFE

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

A former farmstead comprising a detached three bedroom cottage, two holiday cottages and a large timber barn with planning consent, set in about 5 acres down a quiet country lane moments from the fishing town of Newlyn and Mounts Bay.

This is the first sale for 18 years.

- Charming three bedroom farmhouse
- Two detached holiday cottages
- Large detached barn workshop with planning for a first floor apartment
- Further stone outbuildings dotted around spacious courtyard
- Quiet rural location with glorious grounds including paddocks and woodlands
- EPC - Farmhouse F, Tallulah Rose D and The Hayloft G
- Council Tax - Main House D, The Hayloft A
- Rateable value £9,100 pa (see notes in main text)
- Total Floor area 6177 sqft
- In all about 5 acres









SETTING THE SCENE

Lying beside a quiet country lane it is hard to believe that White Caunce Farm is little more than two miles from Newlyn's colourful fishing harbour and the sea of Mounts Bay.

The nearby harbourside towns of Penzance and Newlyn, with their charming Georgian streets steeped in history, offer a wonderful array of independent shops, restaurants, bars, art galleries and other amenities. Penzance also has a mainline railway station with regular services and an overnight ‘sleeper’ to London Paddington.

West Cornwall is also home to some of the county's most breathtaking and rugged coastline, with much of the area enjoying the protection of the National Trust. The picturesque fishing village of Mousehole is just a short drive and the beaches at Sennen and Porthcurno are home to some of the most iconic surf breaks in England.

As the majority of a rural hamlet just a short drive from the picturesque village of Mousehole, White Caunce Farm enjoys perhaps the best of both worlds - a quiet rural setting with the coast on the doorstep. Its blend of rustic charm, artistic inspiration, and tranquil surroundings makes it a wonderful opportunity for those seeking a country life with letting income close to the sea.

THE TOUR

Set within over five acres of picturesque Cornish countryside, White Caunce Farm is a unique collection of characterful cottages, useful workshop spaces and artist studios. At its heart is a charming three-bedroom farmhouse, brimming with original features such as a granite fireplace and exposed beams. The kitchen was completely refitted in 2022 to include a gas hob and oil fired Nobel range cooker. Neighbouring the farmhouse is a useful office or occasional bedroom along with a laundry and shower room, whilst across the courtyard lie two established holiday lets: Tallulah Rose, a stylishly converted one-bedroom barn, and The Hayloft, a traditional one-bedroom cottage. Both provide excellent income potential or additional accommodation.

Beyond the farmhouse, a large, detached barn, currently divided into two ground-floor units and four versatile upstairs spaces, offers considerable scope for workshops or creative studios. Planning permission has been granted to convert the first floor into a two-bedroom apartment, further enhancing the property's flexibility, whilst preserving the existing studio spaces beneath. This wonderfully versatile accommodation offers an extraordinary opportunity for those seeking a peaceful rural lifestyle or unique investment in an enviable tranquil setting.

STEP OUTSIDE

Set along a peaceful country lane and surrounded by picturesque pastoral scenery, the property features buildings thoughtfully arranged around a central courtyard. The grounds span 5 acres, encompassing tranquil woodlands and rolling paddocks that create a serene rural retreat, perfect for embracing the countryside lifestyle. The farmhouse is complemented by a lush garden filled with thriving plants and bordered by mature trees, while the courtyard provides sheltered spaces ideal for alfresco dining, relaxation, and entertaining. With the land offering excellent potential for creating a smallholding, the versatile outbuildings, along with the spacious driveway and courtyard, present endless possibilities for creative projects, hobbies, or other pursuits.

SERVICES

Mains water and electricity, private drainage and oil fired central heating. We understand from Openreach website that Ultrafast Full Fibre Broadband (FTTP) should be available to the property.

DISTANCES (All distances approximate)

Newlyn 2.2 miles, Mousehole 2.3 miles, Penzance (mainline station) 3 miles, St Ives 12 miles.

RATEABLE VALUE

£9,100

As of September 2024, this rateable value qualifies for Small Business Rates Relief

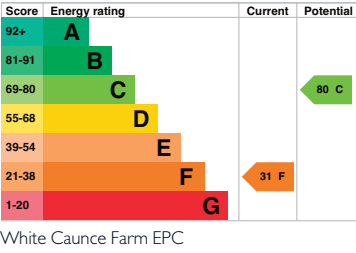
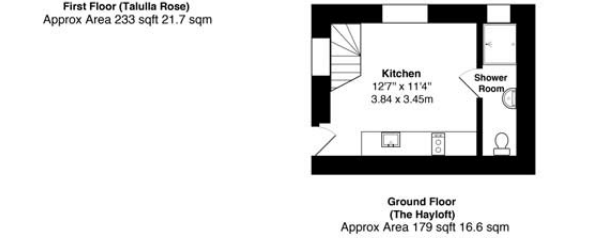
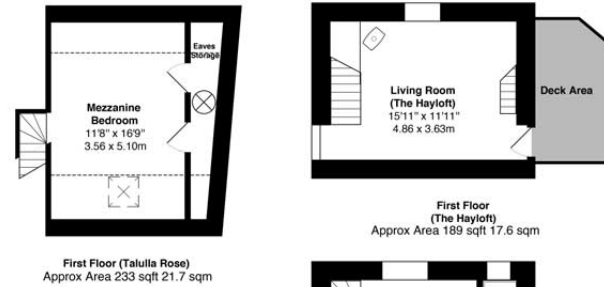
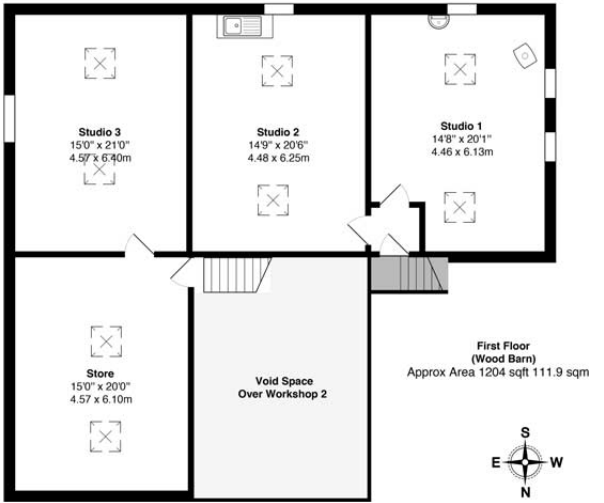
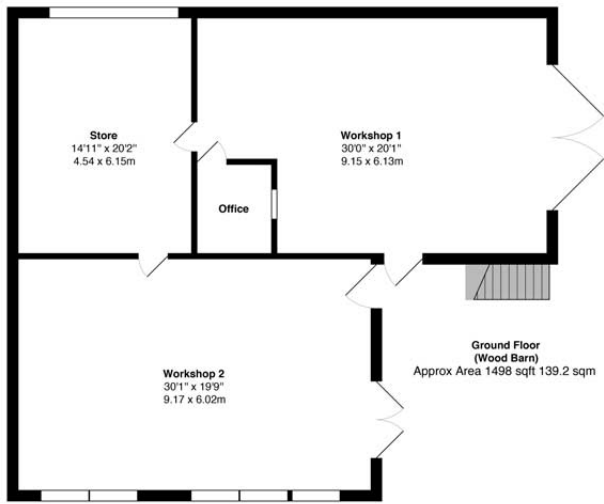
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WHAT3WORDS LOCATION

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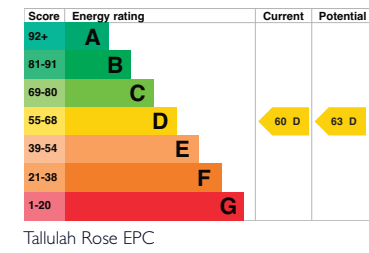
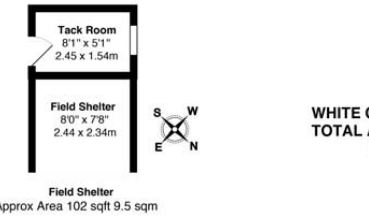
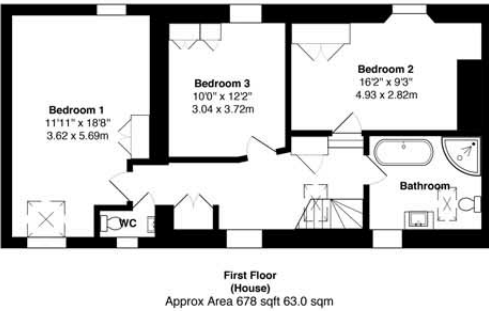
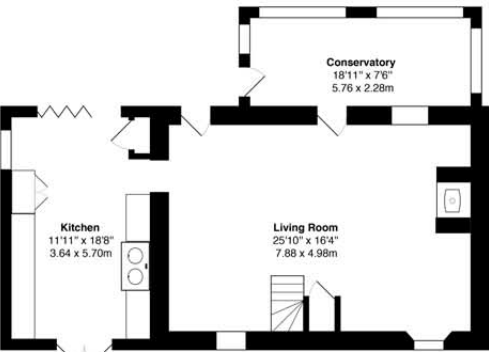
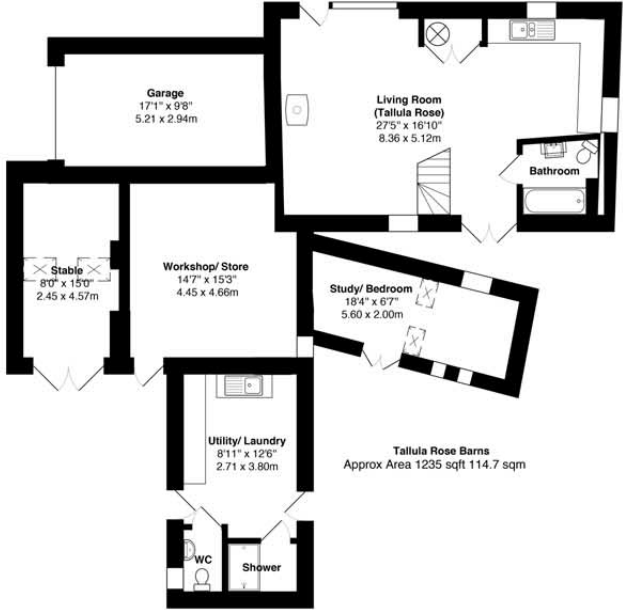
DIRECTIONS

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.



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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CUNLIFFE

jonathancunliffe.co.uk