



Romano Estate





# Romano Estate

Newmill, Penzance, TR20 8UU

Penzance 2 Miles, St Ives 7 Miles, North Coast 4 Miles

Situated in a prime central position on the Penwith Peninsular, Romano Estate offers a superb lifestyle opportunity, comprising 5 one bedroom lets within 7 acres of countryside.

- Life Style Opportunity
- Land
- Successful Holiday Lets
- Countryside Views
- Freehold
- 5 Letting Units
- Planning Permission in Place
- Superb Location
- A-Level Energy Performance Certificate
- Council Tax - Buisness Rated

## Guide Price £1,100,000

### SITUATION

Romano Estate is discreetly positioned in an elevated setting within the heart of Penwith's renowned Area of Outstanding Natural Beauty. Ideally situated between the charming villages of Gulval and Newmill, it lies just 2 miles from the expansive sandy beaches of the south coast and under 4 miles from the rugged, dramatic cliffs of the north.

Nestled amidst the breathtaking landscape of West Penwith, Romano Estate offers a tranquil retreat with commanding countryside views stretching towards Mount's Bay. Backed by the serene Trevaylor Woods, this idyllic setting perfectly balances seclusion with inspiration, making it an exceptional escape. The Penwith Peninsula is celebrated for its wild, unspoiled beauty, boasting a diverse landscape of dramatic cliffs, hidden fishing coves, lush wooded valleys, and pristine sandy shores. Nature enthusiasts will revel in the abundance of scenic walking trails, while stargazers can enjoy some of Cornwall's finest 'dark skies.'

For those seeking culture and vibrancy, the art-filled town of St Ives is just 7 miles away, offering a lively atmosphere, galleries, and coastal charm. Meanwhile, Penzance is within easy reach, providing essential amenities and a mainline railway station with direct routes to London Paddington, ensuring seamless access to both local and national destinations.





## THE ACCOMMODATION

The five units of accommodation are finished to an exceptionally high standard, offering both style and efficiency, with each unit boasting an impressive A-level Energy Performance Certificate (EPC). Cleverly designed, these properties provide comfortable living spaces while seamlessly integrating the outdoors to create a perfect blend of indoor and outdoor living.

Upon entry, you are greeted by a bright, well-appointed kitchen featuring a comprehensive range of base and wall units, designed for both functionality and style. From the kitchen, you'll be led through to a beautifully finished shower room, which continues the theme of high-quality design and craftsmanship. The principal living space is a generous open-plan sitting room with full-height windows and expansive bifold doors, complemented by overhead glass windows. This thoughtful design floods the ground floor with natural light, creating an inviting, airy atmosphere that enhances the living experience.

Stairs rise from the sitting room to a cosy mezzanine-level double bedroom, where additional skylights allow even more light to flood the space, creating a warm and tranquil retreat. This well-designed space strikes the perfect balance between comfort and functionality, offering a unique and attractive place to stay.

## OUTSIDE

Accessible from the sitting room is a superb private patio area, perfect for outdoor relaxation or dining.

An additional communal area is located to the side of the accommodation block, providing ample space for up to 20 people. This area is ideal for gatherings, with barbecue facilities available for outdoor entertaining.

## LAND

Set within approximately 7 acres of beautiful land, the Romano Estate offers easy access and ample parking for guests. The estate features several paddocks that can be utilised for private or guest use, offering a great deal of flexibility and convenience. The land provides breathtaking views across the picturesque Newmill Valley, with far-reaching vistas of the surrounding countryside and the coastline. This stunning location makes the Ramono Estate an ideal retreat in the heart of West Cornwall, attracting walkers, hikers, cyclists, and birdwatchers all year round. The area is a haven for outdoor enthusiasts, with its diverse landscapes and abundant wildlife, ensuring that those who visit will be immersed in the natural beauty that Cornwall is renowned for.

## PLANNING PERMISSON

Planning permission is in place for the 'Conversion and extension of an existing stone building (amended design PA21/09751) to residential use' within the grounds offering managers accommodation if required.

## SERVICES

Mains electricity and bore hole water supply. Private drainage. Superfast broadband available (Ofcom). Mobile Signal Limited - None.

## VIEWINGS

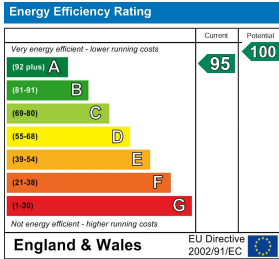
Strictly and only by prior appointment with Stags' West Cornwall on 01736 223222

## DIRECTIONS

From the A30 toward Penzance, turn right onto the B3311 before entering the town. As you enter Gulval, take the left before the road bends to the right into Gulval. After a short distance turn right onto Gear Hill. Continue along Gear Lane for around 2 miles and the Romano Estate will be evident on your left hand side.



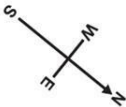
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61 Lemon Street, Truro,  
Cornwall, TR1 2PE

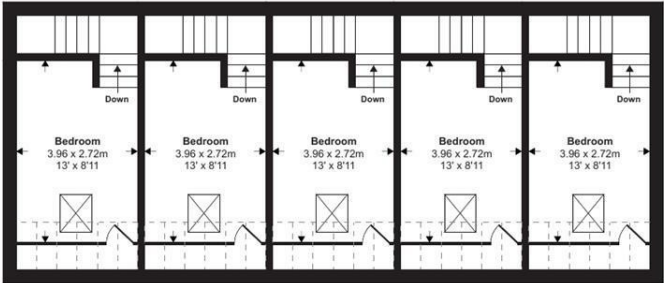
westcornwall@stags.co.uk

01736 223222

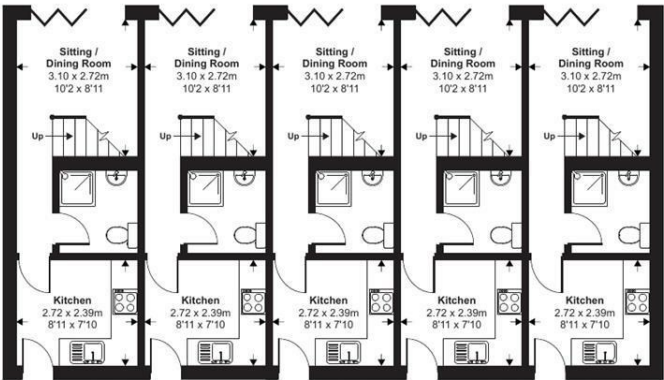


Denotes restricted  
head height

Approximate Area = 1926 sq ft / 178.9 sq m  
Limited Use Area(s) = 165 sq ft / 15.3 sq m  
Total = 2091 sq ft / 194.2 sq m  
For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
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