



Aubawn



STAGS

Aubawn

Lamorna, Penzance, TR19 6XN

Marazion 10 miles - Lands End 8.5 miles - Porthcurno 6.5 miles

Available for the first time in over 30 years, a superbly positioned family home set sit-in circa 3.7 acres of landscaped garden and woodlands in the picturesque costal village of Lamorna.

- 3/4 Bedrooms
- 3.7 acres of land
- Garage
- Elevated Postion
- Freehold
- Former Artists Residence
- Gardens & Woodlands
- Parking for 4 Vehicles
- Close to the Cove
- Council Tax Band F

Guide Price £725,000

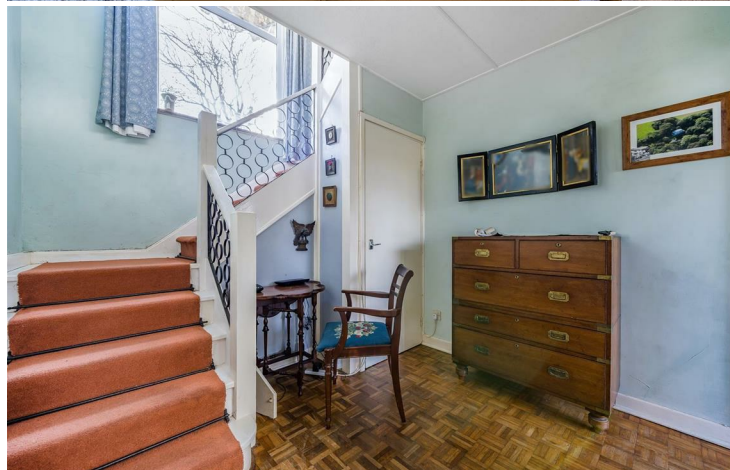
SITUATION

Aubawn is discreetly nestled within its own private woodlands, enjoying an elevated position with stunning views over the Lamorna Valley. Located on the south-westernmost tip of Cornwall, it lies just a few miles from Land's End and is within easy reach of beautiful beaches and renowned attractions, including the Minack Theatre in Porthcurno, the Tate Gallery in St. Ives, and the iconic St. Michael's Mount in Marazion. The nearby Lamorna Cove features a charming granite harbuor and a secluded beach, with direct access to scenic coastal footpaths that offer breathtaking views and the chance to observe the local wildlife. The area's natural beauty has long inspired artists, adding to its rich cultural appeal.

Just a few miles away, the historic market town of Penzance boasts a vibrant harbor, elegant Georgian architecture, and the famous Egyptian House. It offers a wide range of amenities, including supermarkets, a cinema, a theatre, leisure facilities, and a mainline rail connection to London Paddington.

THE PROPERTY

Once the cherished studio of renowned artist Lamorna Birch, Aubawn is now available for the first time in over 30 years. Nestled in an elevated position near the top of the valley, the property is accessed via a picturesque driveway that winds through its serene grounds, offering a true sense of privacy and seclusion.



Originally built in 1959, this spacious and light-filled home is thoughtfully arranged over two floors, designed to maximise natural light and the woodland views of Lamorna Valley.

Upon arrival, the entrance leads from the parking area down a short flight of steps into the sunroom, a tranquil space that overlooks both the landscaped garden and the valley woods. From here, the ground floor unfolds into a welcoming hallway, leading to a generous sitting room adorned with parquet flooring and expansive windows that frame the woodland landscape. A well-appointed kitchen and a separate utility room complete the ground floor accommodation, providing practicality alongside character. Ascending the stairs from the hallway, a bright and airy landing offers access to a first-floor balcony, perfect for enjoying the peaceful countryside surroundings. Off the central corridor, you'll find three generously sized double bedrooms, two of which showcase far-reaching views over Lamorna Valley and the property's own grounds. Additionally, a versatile study or nursery completes the upper level, offering flexibility for a variety of needs. Steeped in artistic heritage and set in an idyllic location, Aubawn presents a rare opportunity to own a home of distinction, blending history, space, and spectacular scenery in one of Cornwall's most enchanting valleys.

OUTSIDE

The sweeping driveway meanders through the property's picturesque grounds, leading to a generously sized parking area with ample space for multiple vehicles.

The main gardens, positioned to the side of the home, have historically been beautifully landscaped and thoughtfully designed, offering a harmonious blend of lush lawns, vibrant planted borders, and open meadows although in recent years have been left to nature. These enchanting outdoor spaces provide a tranquil retreat while enhancing the property's natural beauty. Beyond the gardens, the grounds extend down to the road, to a woodland cops securely with direct access to Cove Road, adding both practicality and potential for a variety of uses.

In addition to its picturesque gardens, Aubawn offers direct access to enchanting woodlands via a private wooden footbridge that leads down to Cove Road, creating a highly sought-after woodland retreat.

SERVICES

Mains Water, and Electricity. Private Drainage (septic tank TBC). Oil Fired Central Heating. Superfast Broadband Available - Ofcom. Mobile signal - EE - Likely (O2, Vodafone, and Three None) - Ofcom

VIEWINGS

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

AGENTS NOTES

The bottom of the driveway closest to Cove Rove Road is crossed by a public footpath.

DIRECTIONS

Follow the A30 to Penzance and shortly after take the B3315. Lamorna Cove is signposted left from this road after approximately 3 miles. Take this turning and follow the road down toward the cove and harbour. After a short distance Aubawn will be signposted on your right hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

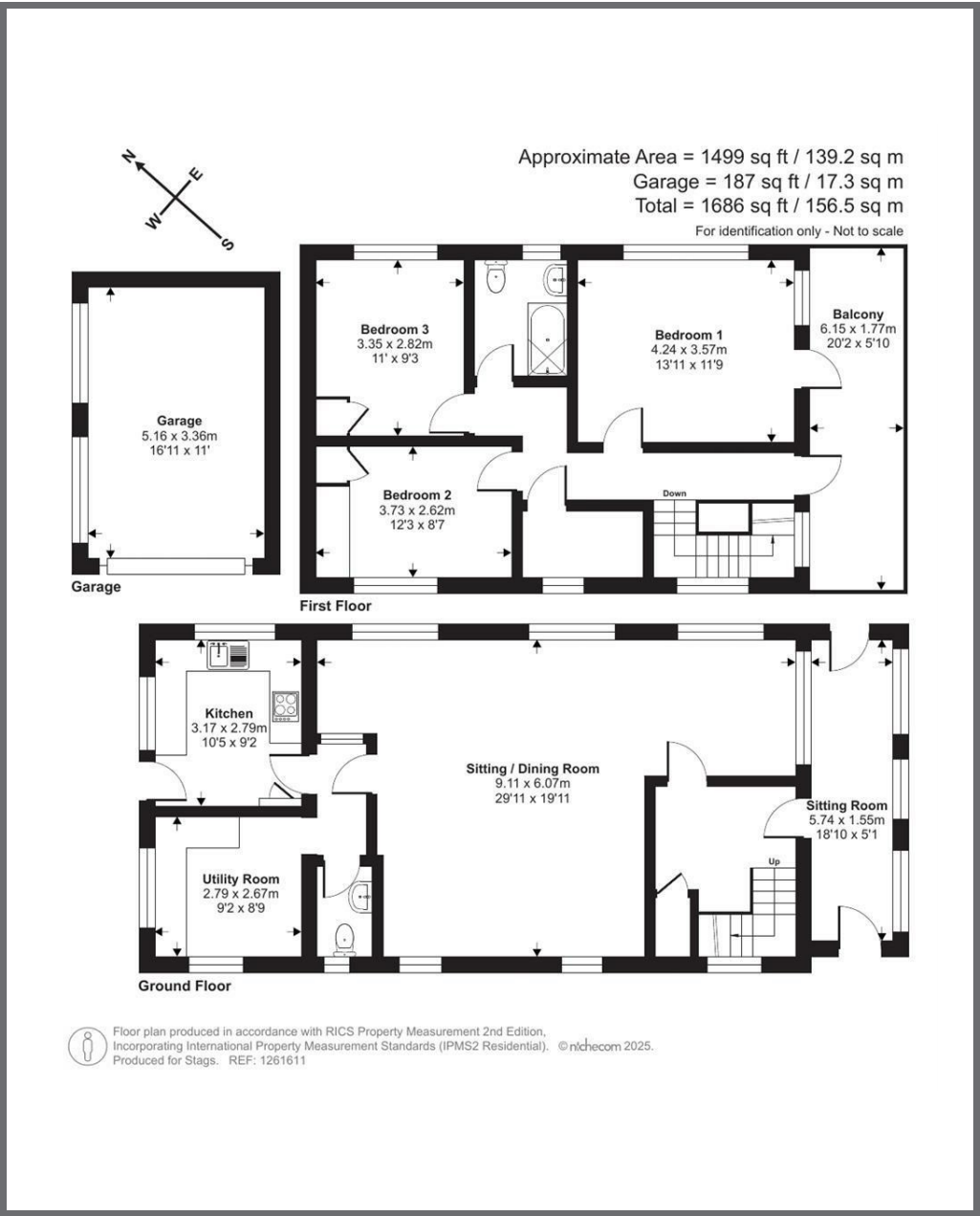


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			36
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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