



Penmenor Farmhouse







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St. Buryan, Penzance, , TR19 6BP

Lamorna Cove 2 Miles, St Buryan 1 Mile, Penzance 7 Miles

A beautifully presented four-bedroom farmhouse, complemented by additional versatile accommodation, set within mature, landscaped gardens and enjoying stunning countryside views.

- Traditional Farmhouse
- Rural Position
- Flexible Accommodation
- Ample Parking
- Freehold
- Countryside Views
- Large Gardens
- Superbly Presented
- Workshop
- Council Tax Band E

Guide Price £875,000

## Stags West Cornwall

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@StagsProperty

## SITUATION

Penmenor Farmhouse sits in a peaceful countryside setting between St Buryan and Lamorna, surrounded by exceptional amenities, dramatic scenery, and some of the wildest, most untouched stretches of coastline in England.

The Penwith Peninsula, designated an Area of Outstanding Natural Beauty, is celebrated for its unspoilt landscapes — soaring cliffs, wooded valleys, sheltered fishing coves, and golden sandy beaches. Just a short drive away is Sennen Cove, a much-loved beach offering excellent surfing, breathtaking views, and a lively mix of restaurants, pubs, and shops.

West Cornwall is also steeped in cultural heritage. Highlights include the iconic cliffside Minack Theatre overlooking Porthcurno, a vibrant arts scene in Penzance with numerous galleries, and the world-renowned Tate Gallery in St Ives.

Nearby towns such as St Just and Penzance, both around four miles away, provide a wide selection of local facilities. Penzance, the main commercial hub of the Land's End Peninsula, also benefits from a mainline railway station with direct services to London Paddington.

## THE FARMHOUSE

Nestled in a tranquil private setting in West Cornwall, this exceptional farmhouse combines timeless character with modern versatility. Set within magnificent gardens and boasting far reaching countryside views, the property offers more than 2300 sq. ft. of accommodation, thoughtfully enhanced by the current owners with the addition of a beautifully designed one bedroom annexe. Originally dating from around 1780, the granite built home retains all the charm of its heritage, complete with a quintessential country façade.

The main residence opens with a welcoming conservatory that leads into a flagstone hall. At its heart lies a spacious farmhouse kitchen and dining room, featuring marble worktops and an oil fired Stanley cooker. Adjoining is a generous utility and preparation room, so well equipped it could be mistaken for a second kitchen, together with a practical laundry room, making it ideal for managing homegrown produce and everyday living.

The dual aspect living room is a warm and inviting space, centred around a striking granite fireplace with a wood burning stove. A modern double shower room and a charming secondary sitting room, equally suitable as a ground floor bedroom, extend the versatility of the ground floor. Upstairs, recently fitted carpets enhance three comfortable bedrooms, including a light filled principal suite. All bedrooms enjoy picturesque views over the gardens and surrounding countryside, with a large family bathroom completing the first floor.

## THE ANNEXE

Set apart from the main farmhouse, the detached annexe presents a superb opportunity for multigenerational living, extended family, or luxurious guest accommodation. Expertly converted from a striking granite barn, it retains the character and charm of its original structure while seamlessly integrating contemporary comforts. The sitting room is a showpiece of the space, with soaring vaulted ceilings and exposed beams that create an atmosphere of rustic elegance. Sunlight streams through multiple large windows, highlighting the warm tones of the interior and the central wood burning stove, which provides both a focal point and a cosy retreat for relaxing evenings.





Flowing effortlessly from the living area is a stylish, fully fitted kitchen, designed for modern living with high-quality appliances, generous storage, and ample space for casual dining or entertaining. Every detail has been carefully considered to ensure practicality without compromising on style.

The triple-aspect en suite bedroom is equally impressive, offering a serene sanctuary bathed in natural light throughout the day. Deep slate-capped windows frame soothing views of the beautifully maintained gardens, bringing a sense of calm and privacy to the space. The en suite bathroom compliments the bedroom perfectly, creating a private, self-contained suite that combines functionality with a sense of indulgence.

Overall, the annexe is a harmonious blend of traditional character and contemporary design, offering versatile accommodation that enhances the appeal and flexibility of this already remarkable property.

### OUTSIDE

Set within just under an acre of mature west-facing grounds, the property offers a variety of secluded and inviting spaces to relax and enjoy the countryside surroundings. Expansive lawns stretch across the garden, interspersed with landscaped seating and BBQ areas ideal for outdoor entertaining. A tranquil pond adds a sense of serenity, while an elevated, sheltered sitting area provides the perfect spot to take in the far-reaching rural views.

The gardens are thoughtfully designed for both leisure and productivity. A well-tended, enclosed vegetable garden allows for year-round cultivation, complemented by two orchard areas featuring a variety of fruit trees. Two large timber greenhouses extend the possibilities for gardening enthusiasts, while a substantial chicken coop provides the perfect environment for keeping hens.

Practicality is also a key feature of the grounds. The detached annexe barn includes a generous workshop and storage area, perfectly suited for a ride-on mower, tools, or use as a garage. Ample parking is available for multiple vehicles, making the property ideal for family living, hobbies, or entertaining guests. Surrounded by unspoiled countryside, the grounds combine beauty, functionality, and tranquillity, creating a rural haven that perfectly enhances the charm and character of the farmhouse.

### SERVICES

Mains Electricity - Solar Panels with FIT until 2035

Private Drainage - Septic Tank (Client advises that they hold a compliant certificate according to binding laws 2020).

Private Water

Ultrafast Broadband - Ofcom

### VIEWINGS

Strictly by prior appointment with Stags West Cornwall - 01736 223222

### DIRECTIONS

From Newlyn, follow the B3315 through Sheffield. As you approach Lamorna, turn right at Lamorna Pottery. Penmenor Farmhouse will be on your right after approximately one mile.

What3words ///lamps.lime.flattery

Main House Internal Area = 165 sq m / 1,781 sq ft  
Annexe = 84 sq m / 900 sq ft  
Greenhouse = 40 sq m / 428 sq ft  
Total = 289 sq m / 3,109 sq ft



Illustration for identification purposes only, measurements are approximate,  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		66
(39-54) <b>E</b>		
(21-38) <b>F</b>	26	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC



