



Falmouth Place, St Just TR19

£425,000

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A sizeable, and previously extended farmhouse style cottage sitting in a little under 3 acres of land with a range of intriguing outbuildings and offering a fabulous opportunity for a buyer looking for plenty of outdoor space and options. The property sits in Carnyorth just outside Botallack and St Just on the coast road leading to Pendeen and St Ives and is available with no onward chain.





DESCRIPTION

In a little under 3 acres, and with a selection of outbuildings, is this extended cottage in a wonderful spot in Carnyorth, on the fringe of Botallack. Opportunities like this are few and far between for those wanting a good amount of land who don't mind taking on a renovation project! Please note, the property and land is only accessed via the driveway - there is no other means of access.

The original dwelling would have once been a two bedroom, double-fronted cottage, but has been extended to now offer four double bedrooms, and three reception rooms. In addition, outside, there are multiple outbuildings; some interconnecting and mostly with mains power (not tested), including a pottery studio, a shower and toilet space, and some useful storage workshops.

In front of the cottage is an enchanting garden with a wildlife pond surrounded by trees, with various routes through to a further area of woodland where a polytunnel once thrived. There are two greenhouses, and a structure without a roof further up the plot which we are advised was once a small barn. Following the pathway through the trees, you come to a gateway leading to a field that has sea views. The pathway leads on across the top of this field and through to a further field above the first; totalling approximately 3 acres.

The property has a heating system fuelled by a Rayburn which is untested, but presumed not working, and there are solar panels on the property which are owned by the property. The property has a right of vehicular access across the neighbouring property's driveway to get to its parking area and land.



KITCHEN

3.47m x 2.09m (11'4" x 6'10")

Range of bespoke, solid wood base and wall units with solid wood worktops. Ceramic Belfast sink. Built-in oven and integrated gas hob (LPG). Tiled splashbacks. uPVC double glazed window. Fireplace housing Rayburn (acting as main boiler).

WET ROOM

Walk-in/Roll-in shower, wash basin and WC with tiled surrounds. uPVC double glazed window (obscured). Radiator.

DINING ROOM

3.76m x 2.46m (12'4" x 8'0")

Exposed beams. Timber sash window out to conservatory.



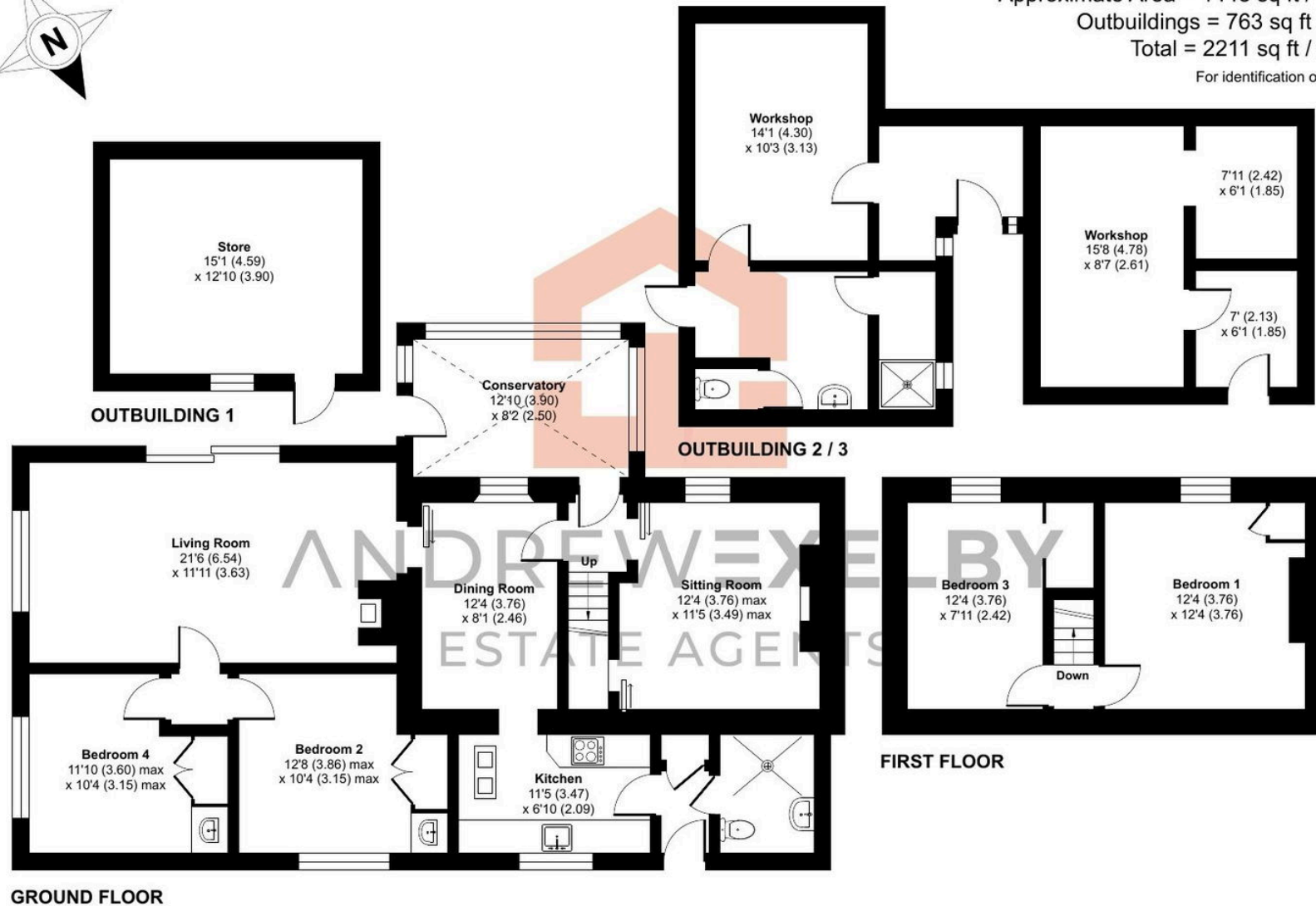
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Approximate Area = 1448 sq ft / 134.5 sq m

Outbuildings = 763 sq ft / 70.8 sq m

Total = 2211 sq ft / 205.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2025. Produced for Andrew Exelby Estate Agents. REF: 1266925



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