



St Levan, near Porthcurno

£525,000

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DESCRIPTION

Away from busy roads and in a most beautiful rural location, is this handsome, yet grand farmhouse with five bedrooms, two bathrooms and lots of living space (inside and out) that enjoys a view to the front toward Penberth Cove, and being within a short distance of Nanjizal, Sennen and Porthcurno!

On the ground floor of this grade-II listed granite farmhouse are two sitting rooms; one with a gorgeous slate flagstone floor and multifuel stove, the other with an open fire. There is then a large kitchen/diner to the rear with an oil-fired Rayburn and lots of space for a scrub top kitchen table - the kitchen couldn't be more in keeping with this charming, traditional home if it tried. Completing downstairs is a stylish shower room, a separate utility/boot room and rear porch.

To the first floor are four great double bedrooms, with a fifth bedroom at the rear, that might be used as an office or workspace. The bedrooms at the front all enjoy great rural views across to Penberth Cove. Also off the L-shaped landing is a family bathroom and a separate WC.

To the rear of the property is a large lawned garden, with a sheltered and private seating area, a timber storage shed, and an off street parking area for two vehicles accessed via two five-bar gates.

LOCATION

St Levan is sandwiched between Sennen, Land's End and St Buryan - a pretty area with a medieval church and a well-regarded primary school. Porthcurno with its golden sandy



LIVING ROOM

4.47m x 4.04m (14'7" x 13'3")

Large granite inglenook fireplace with multifuel stove. Recesses either side. Timber, double glazed sash window. Flagstone slate flooring.

SITTING ROOM

4.48m x 3.09m (14'8" x 10'1")

Additional reception room with picture rails, open fire, alcoves and a built-in storage cupboard.

KITCHEN/DINING ROOM

5.28m x 3.83m (17'3" x 12'6")

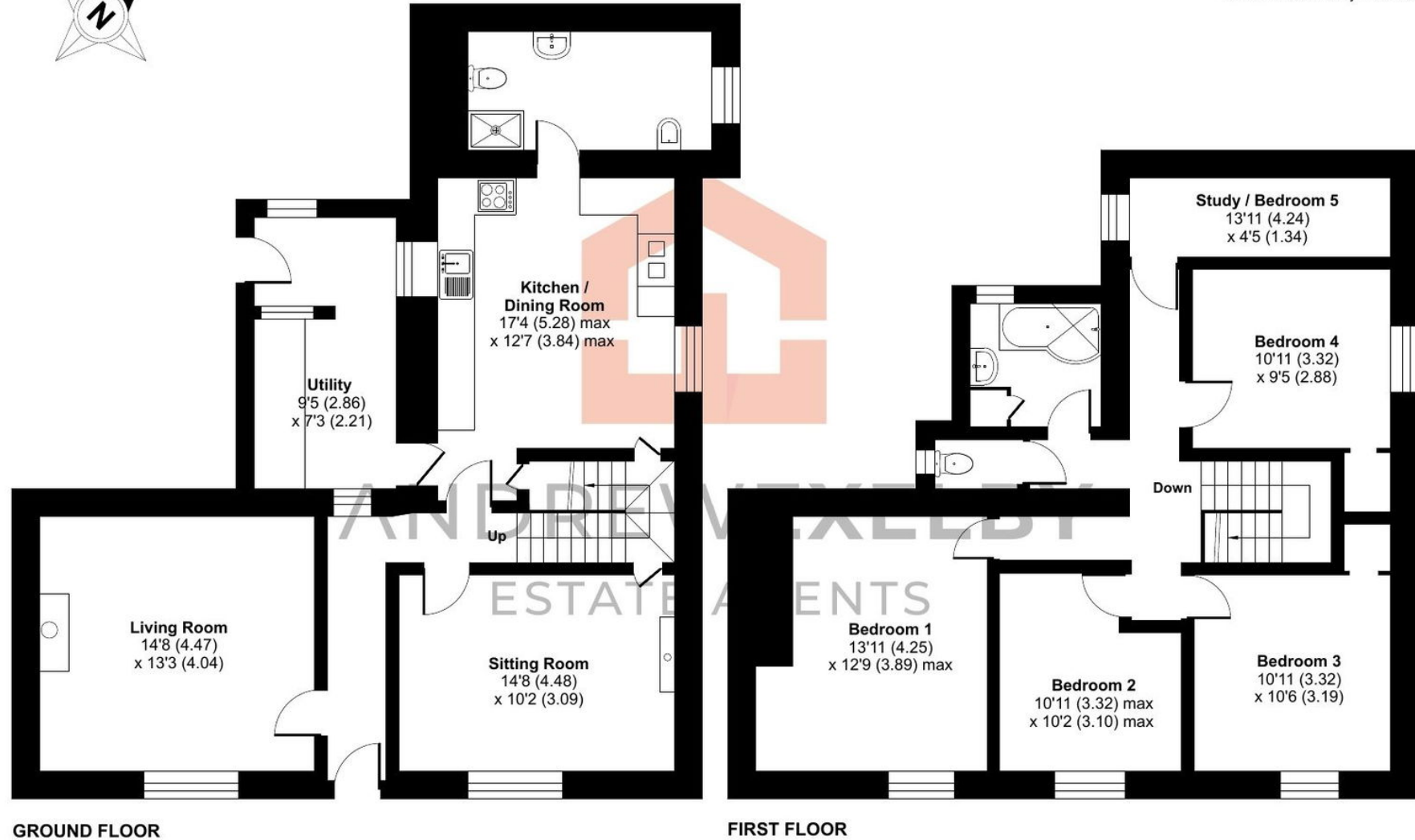
Range of base and wall units with laminate worksurfaces and a large ceramic sink and drainer. Built in oven and hob with extractor over. Oil-fired Rayburn stove. Beamed ceiling. Timber, double glazed window to side and sash window through to utility/boot room. Built in storage cupboard, and understairs storage cupboard. Vinyl floor.



St. Levan, Penzance, TR19

Approximate Area = 1741 sq ft / 161.7 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). © n1checom 2025. Produced for Andrew Exelby Estate Agents. REF: 1329280



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