



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9976

£575,000

Birch Studio,
Lamorna, Penzance, Cornwall, TR19 6XQ

FREEHOLD



Over £80,000 gross letting income achieved during 2024.

Nestled in the idyllic, utterly peaceful sylvan coastal valley of Lamorna Cove, a short distance from the water's edge and South West Coast Path – an exceptional, unique small 1 bedroomed detached cottage with picturesque streamside garden. Formerly the studio of a renowned artist, carefully reimagined as a beautiful home in the most idyllic of settings.



SUMMARY OF ACCOMMODATION

Open-plan living/dining/kitchen, bedroom, private wc, mezzanine snug.

Outside Gorgeous streamside terraced gardens with hot tub and sauna gazing out into the woodland beyond.

DESCRIPTION

Birch Studio is found in one of the county's most picturesque coastal valleys, a short walk from the cove itself and onto the South West Coast Path which meanders in an easterly direction back towards the colourful harbourside town of Penzance, and in a westerly direction onto Porthcurno, Land's End and Sennen. An utterly peaceful, totally tranquil setting in this ancient wooded valley with Birch Studio's low maintenance terraced garden abounding the pretty stream that meanders through the cove and out to sea.

Exquisitely presented throughout, offering bijou accommodation extending to around 427sq.ft., open-plan vaulted ceilinged living/dining/kitchen, with well appointed modern dove grey kitchen, flooded with light from deep sill windows and tall Velux windows, warmed by a feature log burning stove with a mezzanine snug seating area above.

A short flight of steps ascend to the one double bedroom, again beautifully appointed and naturally light from a deep sill window and high level Velux window, with the walk-in shower enclosure and wash hand basin along one wall of the bedroom, with the modern wc concealed in a small cupboard off the bedroom.

Outside, undoubtedly Birch Studio's position, outlook and outside space are its finest features, with the most picturesque streamside garden with the water babbling beneath you and on through the cove and out to sea. The terracing affords an elevated view across the stream below and out across the wooded valley beyond with crunchy gravel meandering pathways passing a pergola covered alfresco dining terrace, sauna, private hot tub with outdoor shower and further mature planted beds.

Formerly the studio of the renowned Newlyn School of Artists patron Lamorna Birch, who formerly used Birch Studio as her own private retreat to soak up the environment and idyllic surrounds and undoubtedly where she completed many of her most famous works.

Having been a successful, ongoing holiday letting cottage – generating a gross income during the calendar year 2024, in excess of £80,000 (breakdown and 2025 forecast available on request). An ideal bolthole, second home, investment opportunity or permanent main home in a genuinely delightful setting.

LOCATION

Lamorna Cove is known for its notable post-impressionist artists such as Sir Alfred Munnings PRA and Lamorna Birch, who came to stay in the early part of the 20th Century. Lamorna is situated on the most south westerly tip of England and is close to numerous beaches and renowned attractions such as the Minack Theatre at Porthcurno, the Tate Gallery and Barbara Hepworth Museum at St Ives and St Michael's Mount at Marazion. The cove itself

has a small beach and granite harbour with access to many coastal footpaths to take in the view and wildlife which has made the area so popular with artists, walkers and ornithologists alike.

Whilst West Cornwall is renowned for its awe inspiring scenery, coastline, art scene and legendary surfing, the area is fast developing as a culinary and sporting mecca. There are a host of highly acclaimed restaurants in Penzance, St Ives, Mousehole and Sennen. Meanwhile competitive dinghy sailing, windsurfing and kitesurfing are synonymous with Mounts Bay. The harbourside town of Penzance offers a wide range of amenities, shops and supermarkets and has well regarded schooling. Above the harbour, Chapel Street is famous for its galleries and historic Georgian architecture.

Communications to Cornwall have improved greatly with the A30 now mostly dual carriageway from the M5 at Exeter to Penzance; and Land's End Airport offers facilities for private craft as well as training, scenic flights and regular flights to the Isles of Scilly connecting to Bristol and Southampton. Cornwall Airport Newquay offers regular flights to a range of national and international destinations.

THE ACCOMMODATION COMPRISES
(all floor plans and dimensions are approximate)

Part glazed stable front door opens into the:-

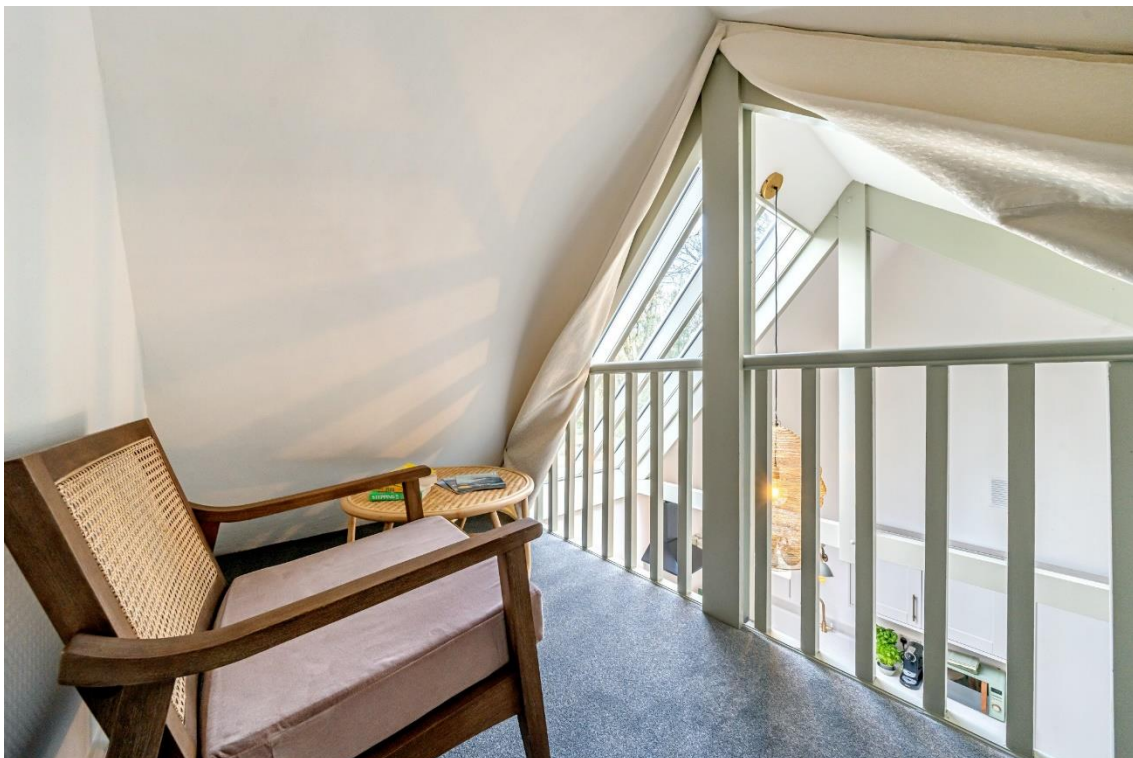
OPEN-PLAN LIVING / DINING/ KITCHEN – 16'1" x 15' An open-plan space, flooded with light from the part glazed stable door, deep sill window seat, casement window on the front and a high level tall Velux window flooding light into this vaulted ceilinged space, with a contemporary dining table and chairs set adjacent to the modern dove grey Shaker style fitted kitchen, with the seating area warmed by a focal point log burning stove set on a slate hearth. The kitchen boasts a range of integrated appliances including an undercounter oven, hob, extractor fan, 1½ bowl sink and drainer with mixer tap as well as an integrated fridge and freezer and slimline dishwasher.





An open tread staircase ascends to the:-

MEZZANINE SNUG – 14'10" x 5'3" A cosy nook to get away, sit, and read in peace and quiet.



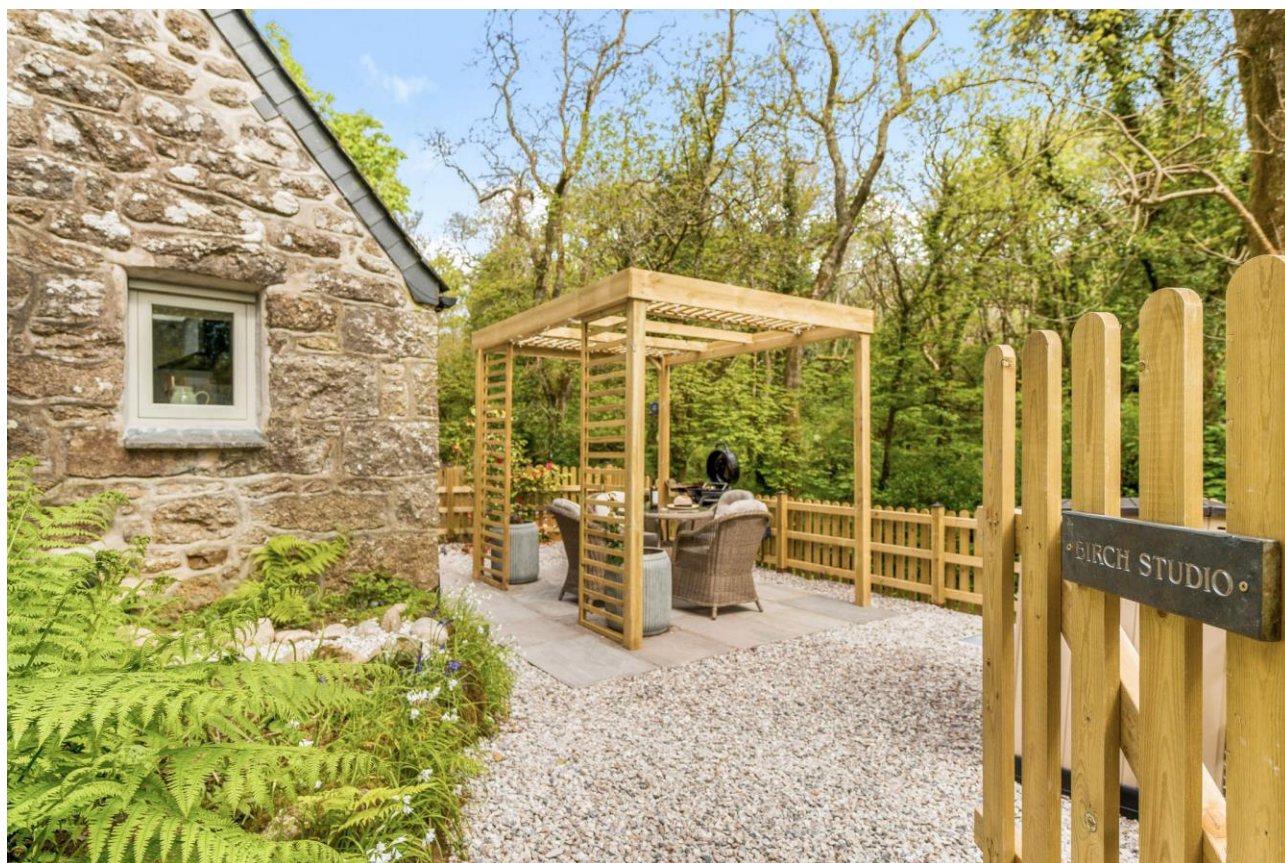
A short flight of steps ascend from the living area to the:-

BEDROOM – 9'8" x 9'8" A good size double bedroom, with deep sill window on the front elevation, beautifully appointed with open canopied ceiling, with the walk-in shower enclosure and vanity unit mounted wash hand basin set to one side of the room, all of which are warmed by a wall mounted ladder style heated towel rail, with the low level concealed flush wc hidden away in a private cupboard.



OUTSIDE

Magnificent, streamside gardens enjoying the most beautiful vista across the stream and onto the wooded banks beyond. A broad alfresco dining terrace beneath a pergola makes a fantastic entertaining corner, with a meandering pathway and broad oak steps descending to another terrace with a hot tub, outdoor shower and vertically set railway sleepers providing a great degree of privacy. Tucked away neatly in the corner of the garden is a home sauna, again enjoying an outlook across the garden, stream and onto the wooded bank beyond.





Meandering gravelled pathways lead past an array of subtropical planted beds and borders with tree ferns and specimen plants and lead back up onto the cove road where a short walk will take you down to the water's edge itself.



GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE TR19 6XQ.

SERVICES Mains water, mains electricity, septic tank drainage, LPG gas.

COUNCIL TAX BAND Small Business Rates (see www.mycounciltax.org.uk).

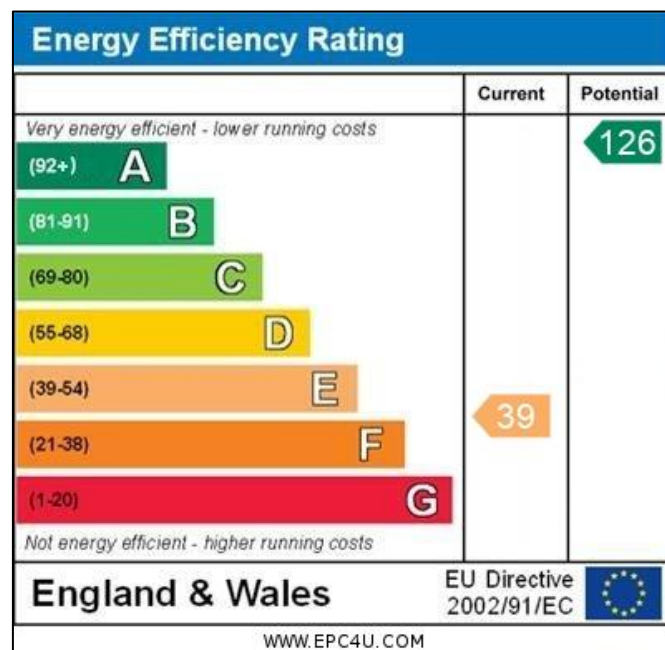
DIRECTIONS Proceed, following all signage to Lamorna, and shortly after passing Lamorna Pottery, take the left hand turning down to Lamorna Cove itself. Proceed all the way down through the cove, passing the Lamorna Wink public house on your left hand side and a short distance thereafter, Birch Studio will again be found on the left hand side.

AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme

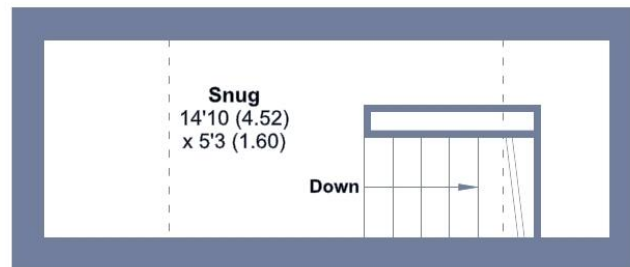


Not to scale – for identification purposes only.

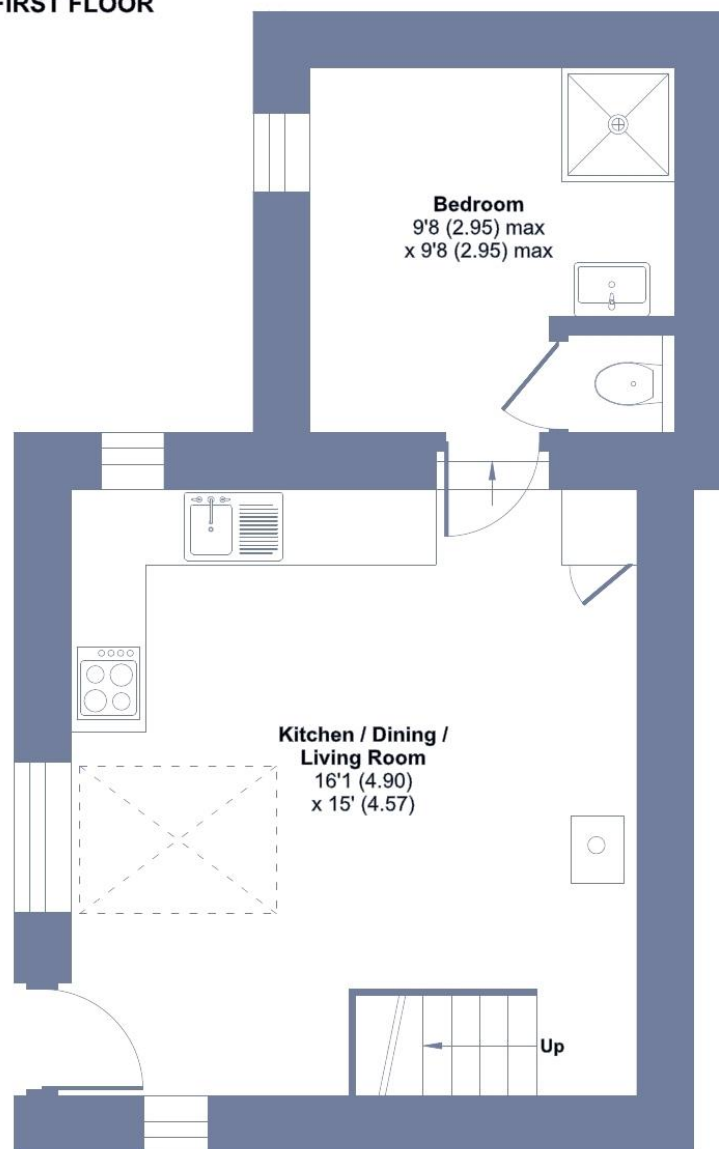
Birch Studio, Lamorna, Penzance, TR19

Approximate Area = 427 sq ft / 39.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023.
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