



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9917

Offers around £825,000

**Borea Farm,
Borea, Nancledra, Penzance, Cornwall, TR20 8AZ**

FREEHOLD



An utterly charming, detached, granite farmhouse, facing south east over its own field and miles of verdant countryside to the sea in the distance. With just under 2,000sq.ft. of well proportioned accommodation including a 30' x 21' lounge, 4 bedrooms, 2 bathrooms and a large south east facing kitchen/dining room plus parking, a walled garden and a gently sloping enclosed field of just over an acre. Situated in an Area of Outstanding Natural Beauty and within very easy reach of both St Ives and Penzance, as well as some of Cornwall's most popular beaches and coves. To be sold with no onward chain.





SUMMARY OF ACCOMMODATION – In all, about 1,993sq.ft.

Ground Floor Utility/boot room, kitchen/dining room, lounge, study area, double bedroom, shower room, wc.

First Floor Landing, family bathroom, 3 double bedrooms.

Outside Parking for several vehicles, walled garden, slate paved sun terrace, lawned area, south east facing field.

In all, about 1.5 acres.

DESCRIPTION

Borea Farm was built, we understand, in circa 1830 and is believed to have been a former dairy. Situated off a farm track, behind a timber gate, in the highly desirable and peaceful hamlet of Nancledra which is less than 5 miles from both St Ives and Penzance and is classified as an AONB (Area of Outstanding Natural Beauty) with a number of picturesque walks on the doorstep.



Borea Farm is a detached, non-Listed granite farmhouse which is approached over a shared driveway and courtyard, some of which is communal, with parking to one side and from here a door opens to the large utility/boot room. The south east façade is incredibly attractive with double doors opening from a slate paved walled seating area, a perfect spot for alfresco dining and to enjoy the lovely views, to the impressive farmhouse style 21' x 15'4" kitchen/breakfast room – a double aspect room with wooden base units under slate worktops and windows facing over the courtyard and across the rolling countryside respectively plus a door leading to the large utility/boot room.

A couple of steps ascend to arguably the most impressive room in the house, a 30' x 21' one lounge which is loosely divided into two with the open tread turning wooden staircase acting as a natural divide. A superb room with a stunning granite inglenook fireplace with woodburning stove and a door opening to the garden plus two windows to either side facing south east. From here, a door opens to a study area which leads to a bedroom, a shower room and a separate wc.

The open tread turning staircase ascends to the first floor landing which in turn leads to a large family bathroom with freestanding bath and a walk-in shower cubicle as well as 3 further double bedrooms, 2 of which have lovely views over rolling countryside and out to sea.

Outside, the gardens are a delight and comprise of the aforementioned slate paved patio with low stone walling and a gate leading to the field, a further sunken area of lawned garden plus another level area of lawn with another gate which opens to the enclosed field plus doors opening to it from the lounge. Beside this area of lawn is a large wooden gate which opens to the very attractive walled garden which could be utilised in a number of different ways.



The enclosed field lies to the south east and is gently sloping whilst offering a number of different vantage points from which to enjoy the beautiful views. The land to the right of the driveway as you approach the courtyard is also owned by Borea Farm.



LOCATION

Nancledra is found in a central position between the north and south coasts on the 'B' road that links Penzance and St Ives which are both about 5 miles distant. The quiet countryside setting has many splendid walks over high ground to the west as well as along the South West Coast Path as it leads over high cliffs and descends to small sheltered coves along the north coast. There are sandy beaches between Penzance and Marazion as well as around the 4 miles wide St Ives Bay. Nancledra also has a primary school.

A full range of services are found between the towns of Penzance and St Ives including supermarkets, local retailers, schooling and hospitals. St Ives has a bohemian atmosphere with many cafés and galleries set around its cobbled streets and pretty harbourside, whilst Penzance and its neighbour, Newlyn, have active fishing fleets and a strong maritime history with museums and auction houses. The main Paddington line terminates at Penzance giving simple access throughout the county and to London, whilst the A30 expressway is about 3 miles distant and is Cornwall's main arterial road joining the motorway network at Exeter.



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

From the courtyard, a part glazed wooden door opens to:-

UTILITY / BOOT ROOM – 15'4" x 8'7" With Velux skylight, tiled flooring, wooden worktop with base unit with shelving under plus space for a washer/dryer as well as the Worcester boiler with liftable access hatch. From here a wooden door opens to:-



KITCHEN / DINING ROOM – 21'1" x 15'4" max. wall to wall A stunning double aspect room with multi pane double doors opening to the slate paved sun terrace and facing south east providing excellent far reaching views over the surrounding countryside, two multi pane sash windows with deep wooden sills to either side, two further multi pane sash windows with deep wooden sills overlooking the communal courtyard, tiled flooring, radiator and loft access hatch. The kitchen comprises a range of blue painted wooden base units under a slate worktop with black painted oil two hob Aga, inset double bowl marble sink, space for an undercounter fridge/freezer, drawers, wall mounted display cabinet plus plate and mug rack.



Two steps ascend to a wooden door which opens to:-

LOUNGE – 30' x 21'2" A superb and very impressive triple aspect room with a multi paned wooden door opening to the rear garden plus two multi pane sash windows with deep wooden sills to either side, further multi pane sash window overlooking the communal courtyard plus a further smaller multi pane sash window overlooking the parking area and walled garden to the side, open tread turning staircase to the first floor, impressive inglenook fireplace with woodburning stove set upon a slate hearth, three radiators and door to:-





STUDY AREA With multi pane sash window with deep sill and space for a desk plus doors to:-



BEDROOM 4 – 13'2" x 8' A double aspect double bedroom with two multi paned sash windows, one overlooking the parking area to the side whilst the other overlooks the communal courtyard. Built-in wardrobe with hanging rail and shelving, raised seating area, radiator.

SHOWER ROOM With walk-in shower cubicle, built-in sideboard with inset porcelain sink and storage space and cupboards under with tiled splashback, multi paned sash window with wooden sill overlooking the communal courtyard, radiator.

WC

From the lounge, an open tread wooden staircase with multi paned sash window with wooden sill and storage under towards the top of the stairs, leads to:-

FIRST FLOOR

LANDING With loft access hatch, built-in bookshelves and doors to:-

FAMILY BATHROOM A large bathroom with multi paned sash window with deep wooden sill under overlooking the communal courtyard and providing views over roof tops and out across rolling countryside, large walk-in shower cubicle, cantilevered wash basin, wc, roll topped claw foot bath, radiator, chrome heated towel rail.



BEDROOM 2 – 12'5" x 12'4" max. wall to wall A large double bedroom with a large multi paned sash window with deep wooden sill under facing south east over miles of rolling countryside and out to the sea in the distance, built-in wardrobes, radiator.

PRINCIPAL BEDROOM – 15' x 10'4" A stunning light filled double bedroom with two multi paned sash windows with deep wooden sills under facing south east over the field, across miles of rolling countryside and out to the sea in the distance, radiator, bookshelf.



BEDROOM 3 – 10'2 x 9'8" A double bedroom with multi paned sash window overlooking the driveway, parking area and walled garden with deep wooden sill under, radiator.

OUTSIDE

Approached over a shared driveway, behind a five bar timber gate, Borea Farm backs onto a shared courtyard and to the western side of Borea Farm there is parking for at least 4 cars with a slate topped wooden log store and the oil tank. The gardens lie to the south east of the farmhouse with a slate paved sun terrace with low stone wall on three sides and a wrought iron gate opening to the field plus steps down to another small area of garden and granite steps up to a level lawned area of garden which has door leading to it from the lounge. From this area of lawn is a wrought iron gate opening to the field and a wooden gate through a high granite wall which leads to the walled garden which is overgrown but is walled on three sides. From the field another gate leads to the east of Borea Farm, behind the walled garden and is also overgrown but with a pathway through it.



The field is superb and faces south east and provides several different vantage points from which to enjoy the stunning far reaching countryside view with an attractive granite standing stone in the middle.



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 TR20 8AZ.

SERVICES Mains water and electricity. Private drainage to septic tank. Oil fired central heating.

COUNCIL TAX BAND E (see www.mycounciltax.org.uk).

DIRECTIONS Heading from St Ives drive through the village of Nancledra on the B3311 and as you drive up the hill on your right hand side there is a small unmarked lane (just by the sign saying 'Nancledra'). Take this turning and after 50 metres or so there is a gate on your right hand side which says Borea Farm. Please go through this gate and shut it behind you and the parking for Borea Farm is found past Borea Farm on your right.

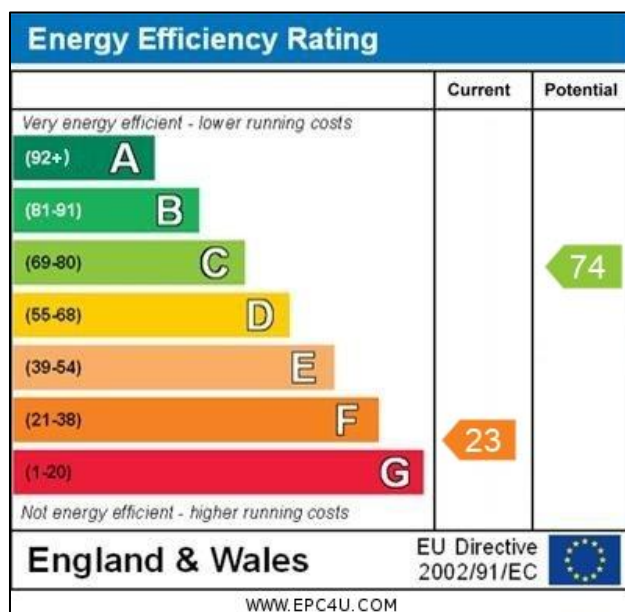


AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the 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

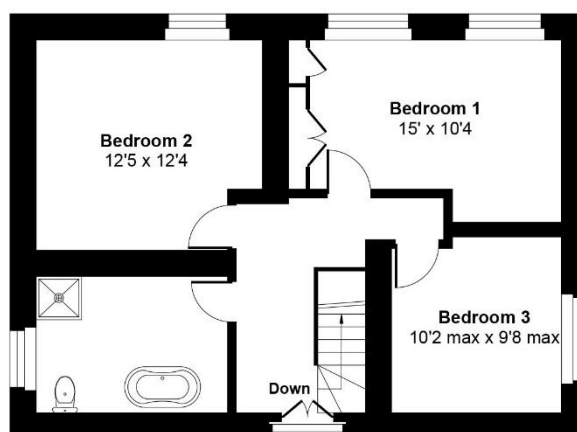


Not to scale – for identification purposes only.

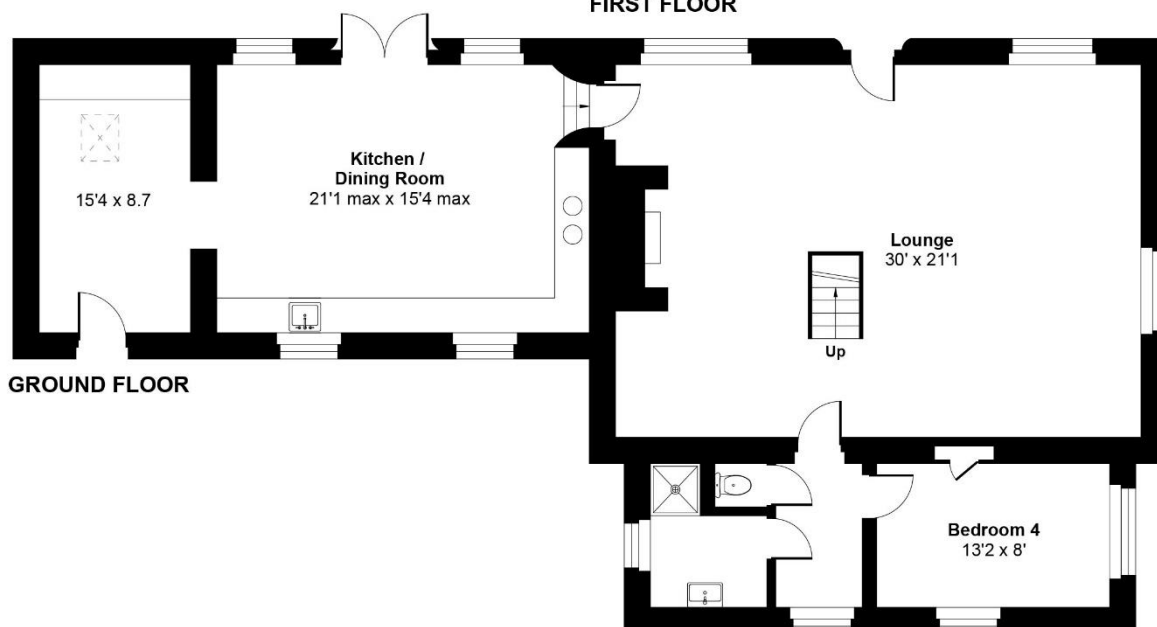
Borea, Nancledra, Penzance

Approximate Area = 1993 sq ft / 185.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checon 2024.
Produced for Lillcrap Chilcott. REF: 1106585

