



# LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LTR15444215

Offers around £775,000

Chy Kerensa,  
Bollowal, Cape Cornwall, St Just, Cornwall, TR19 7NP

**FREEHOLD**



**An impeccably presented, beautifully modernised, traditional stone, detached 3/4 bed roomed house in a delightful tucked away position commanding panoramic far reaching views out over open fields to the sea. The renovation has included using quality materials throughout and recessed photovoltaic panels have been added to reduce running costs and an EV charger installed. The grounds extend to just over ¼ of an acre.**





## **SUMMARY OF ACCOMMODATION**

**Ground Floor** Entrance hall/annexe sitting room, kitchenette, shower room, sun room, bathroom, 3 bedrooms.

**First Floor** Glorious triple aspect sitting room with vaulted ceiling, enjoying views over fields to the sea. Kitchen/dining room with custom built George Robinson kitchen, second sitting area/occasional bedroom 4, cloakroom.

**Outside** Gated access to gravelled parking/turning area giving way to lawned gardens within granite stone boundary walls and a paved path and patio area by the front door. Timber storage shed with EV charger, gated access to a delightful Mediterranean style south facing walled courtyard garden with terrace, patio and well stocked beds and borders, also housing a second timber garden shed. Off the sitting room can be accessed a large, decked west facing balcony that enjoys fantastic views over open fields to the sea.

**The grounds extend to just over ¼ of an acre.**



## **DESCRIPTION**

A beautifully refurbished, detached, 3/4 bedroomed traditional stone house which exhibits quality materials throughout with an excellent attention to detail that would allow this fine home to function as a 3/4 bedroomed main residence or part of it can be sub-divided into a two storey 1 bedroom annexe/holiday let by the closing of two interconnecting doors. This

creates a very versatile property with part reverse level accommodation which, to the main section of the house provides 3 bedrooms and a family bathroom on the ground floor with bath and shower, together with a separate shower room, kitchenette area and entrance hall/annexe sitting room.

There are two staircases to the first floor, one from the entrance hall which accesses what would be the annexe's bedroom area with a built-in fold down bed but otherwise operates as a second sitting area to the main house. The remainder of the accommodation on the first floor comprises a superb 22'5" triple aspect sitting room with a high vaulted ceiling, stone chimney breast, a woodburning stove and a door out onto a west facing balcony providing lovely views out over fields to the sea.



A lovely kitchen/dining room has a George Robinson bespoke fitted kitchen in Farrow & Ball 'parma grey' painted units with some drawers have Pippy oak fronts and with a mixture of polished stainless steel and turned wooden handles. The worktops comprise a mix of feature black/white honed granite and exposed oak. There is an Everhot electric cooking range providing three ovens, two hotplates and an induction hob. There is ample room at one end for a table and chairs and windows looking out over fields to the sea.

The property's position is particularly appealing, nestled on the edge of a farmstead, with a private road approach to a gated V-shaped gravelled, parking and turning area sufficient for numerous vehicles. Below this is a broad swathe of lawn with a sunken paved path and terrace leading round to the front door. A wooden storage shed to one side houses an EV charger and beside it, a gated access leads through to a stunning south facing walled courtyard garden with planting beds, a paved terrace, a raised patio and timber garden shed in one corner.

Our client confirms that the following items were part of the extensive refurbishment they undertook:-

- All windows were replaced (except Velux's) and most external doors, using ACCOYA Long life (50 year) modified timber with double glazed units.
- A 6kw solar PV array was installed with a 5kw inverter and integrated electric vehicle charger.
- A Sunamp heat battery and hot water cylinder with integrated PV system was installed to provide domestic hot water.
- Replacement of oil fired boiler and radiators.
- Replacement of sun room windows and roof using Accoya timber.



- Replacement electric consumer unit and rewire with additional power points as required.
- The family bathroom was replaced and now includes a separate bath, shower and underfloor heating was installed.
- The upstairs cloakroom was created.
- The shower room downstairs and utility area were created.
- Separate laundry cupboard created.
- New light oak staircase to the mezzanine sitting room/occasional bedroom 4.
- A handmade George Robinson kitchen including Everhot cooking range installed.
- Most internal doors were replaced and others refurbished.

This refurbishment was conducted between 2018 and 2024.



## **LOCATION**

Cape Cornwall is one of the most picturesque and dramatic of the Cornish headlands, standing out in the path of the oncoming Atlantic swells with Priest's Cove on one side of



the headland and Porth Ledden Bay to the other and The Brisons rocks standing proudly out to sea. There is a small beach at Priest Cove and a natural swimming pool amongst the rocks. Cape Cornwall golf club is just inland with panoramic views out over the sea. The South West Coast Path leads off to the south where it passes the famous Cot Valley before arriving at Whitesand Bay, an expanse of sandy beach. To the north is the rugged mining coastline with further coves to be explored. The coastal road from Cape Cornwall to St Ives (some 12 miles away) has been described as one of the most beautiful in the county.



This area is a UNESCO World Heritage area and the property lies about 1 mile from the heart of St Just 'the last town in England', where there is a wide range of day to day facilities, including restaurants, inns, shops and services. About a 15 minute drive away is the town of Penzance, an historic port town that overlooks Mounts Bay and has a marina, a full range of local and national retailers including supermarkets and state schooling. Penzance has a mainline railway station with a direct link to London Paddington with an approximate travel time of 4½ hours.





From Penzance the road connections are excellent to the A30 (Cornwall's main arterial road), which is mainly dual carriageway all the way to Exeter in Devon where it joins the national motorway network and there is a small airport on this peninsula providing a link to The Isles of Scilly. Cornwall Airport Newquay which can be reached via the A30 provides an array of flights to UK cities and some European destinations.



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

Outside courtesy light, solid oak front door with double glazed windows on either side set in an apex wall of glass facing out over the gardens.

**ENTRANCE HALL – 17'2" x 10'9", extending to 15'7" max.**

A lovely light room with vaulted ceiling and three double glazed skylight windows, a light oak staircase with glass balustrading ascending to a mezzanine room above. Inset ceiling downlighters, corner tiled fireplace suitable for an electric stove with panel wall surround. Oak door to:-





**LARGE WALK-IN STORAGE CUPBOARD** Light wood flooring throughout, attractive vertical blue radiator, doorway to:-

**KITCHENETTE – 10'7" x 9'** The kitchen area is fitted with base level cupboards, undercounter space for fridge, composite marble effect stone worktop surface and upstand, white Butler sink with chromium mixer tap above. Further matching wall cupboard, inset ceiling downlighters. Step down to recessed mat well and twin, part double glazed doors open onto the rear courtyard. Radiator, oak door to:-

**UTILITY CUPBOARD** With space for washing machine and shelf above. Behind the washing machine is the Sunamp heat battery for hot water.

**SHOWER ROOM** White suite comprising a corner shower cubicle with tiled wall surrounds and fitted shower, white wash hand basin on a vanity cabinet with mixer tap and attractive tiled wall surrounds with toiletry shelf to the side. Low level wc, wood effect flooring, stainless steel vertical radiator/towel rail, extractor fan, double glazed window.

From the kitchenette a door opens onto:-

**INNER HALL** Wall mounted Grant oil fired boiler to supply central heating with electronic wall mounted programming controls to the side, understairs storage/display area, radiator. Double glazed window and part double glazed door to:-

**SUN ROOM – 11'5" x 8'5" (to the glass)** Low granite stone walls on two sides with windows overlooking the courtyard garden and a part glazed stable door opening onto the rear patio. Slate flagged flooring, exposed stone walling. Glass roofing panels, electric power point.





**BATHROOM** White suite comprising a panel enclosed bath with handheld shower spray and chromium mixer tap, attractive tiled wall surround. Corner shower cubicle with tiled wall surrounds and fitted shower, white ceramic wash hand basin on a vanity cabinet with toiletry shelving to the side and attractive tiled wall surround. Electric stainless steel ladder radiator/towel rail, opaque double glazed window, low level wc with concealed cistern. Tiled floor, extractor fan, wall light point.



**BEDROOM 1 – 10'3" x 12'5" min.** to the front of a wall to wall range of built-wardrobes comprising three doubles. Further deep recess to the side with hanging rails, screening curtain. Exposed wooden floorboards, double glazed window overlooking the courtyard garden at the rear. Radiator.



**BEDROOM 2 – 16' x 10'** Dual aspect with a part double glazed stable door opening onto the front garden. Double glazed gable end window providing sea views, radiator, exposed wooden floorboards.

**BEDROOM 3 – 10'5" x 5'8" min.** Double glazed window overlooking the rear courtyard garden, deep recess, Megaflo hot water cylinder with surrounding storage space, two built-in double wardrobes with oak, soft closing doors, exposed wooden floorboards, radiator.

There are two staircases ascending to the first floor, the first is from the entrance hall, the second is from the inner hall where a turning staircase with exposed wooden treads ascends with a half landing window providing light and views over fields to the:-





**FIRST FLOOR**

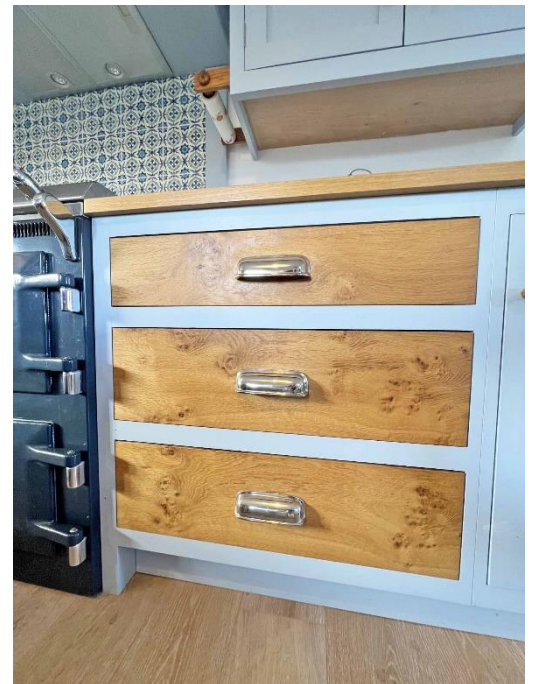
**LANDING** Double glazed window overlooking the rear courtyard. Doors off to:-

**KITCHEN / DINING ROOM.**





**KITCHEN – 12'8" x 10'5"** The kitchen is beautifully appointed with light blue cabinets inset with pippy oak drawers and a mixture of stainless steel and turned wooden handles. Further mixed oak and black and white granite worktop surfaces with an inset white Butler sink and chromium mixer tap. Further range of matching wall cupboards. On one side is an electric Everhot 100i cooking range with three ovens, two hotplates and an induction hob. Attractive tiled wall surrounds and extractor hood above with mantel. Space for upright fridge freezer, dual aspect with double glazed windows overlooking the courtyard garden to the rear. Exposed oak floorboards, integrated dishwasher.



The kitchen is open-plan to the:-

**DINING AREA – 12' x 9'3"**

Two large double glazed windows provide lovely views over the gardens, fields and out to sea. Oak flooring throughout, white painted wooden panelled ceiling with loft hatch access and double glazed window. Dark blue fluted radiator, part vaulted ceiling. Door to:-





**SITTING ROOM – 22'5" x 14' with a 14' central apex height.** A magnificent triple aspect room with a high vaulted ceiling and an impressive full height granite stone chimney breast with a raised slate hearth and woodburning stove. Triple aspect providing stunning views over the gardens, the surrounding fields and out to sea. On the gable end, a double glazed door opens onto a full width balcony overlooking the sea and fields. Exposed wooden floorboards, two radiators, television aerial point. White painted wooden panelled ceiling.



**FIRST FLOOR LANDING** Further doors off to:-



**SECOND SITTING AREA / OCCASSIONAL BEDROOM 4 – 16'4" x 14', narrowing to 10'**

This room is arranged as a mezzanine above the entrance hall area with low curved wall topped by a stainless steel railing and light oak creating a privacy screen between the two. Light wood flooring throughout, three large double glazed skylight windows provide far reaching views over fields to the sea, vertical radiator, two further double glazed skylight windows in a vaulted roof with inset downlighter. Staircase descending to the entrance hall on the ground floor. Wall mounted fold down bed.

Next to the door onto the landing is a:-

**CLOAKROOM** White low level wc, white wash hand basin with chromium mixer tap and vanity cabinet beneath, part tiled walls, built-in storage cupboards, loft hatch access, inset ceiling downlighters, extractor fan, toiletry shelf, oak flooring, electric stainless steel ladder radiator/towel rail.

**OUTSIDE**

Chy Kerensa is approached from the farm lane via twin opening vehicular gates which open onto a broad gravelled parking and turning area sufficient for several vehicles. Steps descend to a paved path leading round the house to the front door and then a concrete path continues across the front of the house and down the side.

To the left of the parking area is a timber shed for storage and beside that is a gate opening onto a side path leading round into the rear courtyard garden which has a broad paved patio



area adjacent to the house with steps up to gravelled paths and shaped flowerbeds inset with a variety of flowers, flowering shrubs, echiums and sub tropical plants, all with attractive surrounding stone work.

In one corner is a stone shed and adjacent to that is an attractive sheltered patio area. The rear courtyard garden is surrounded by stone and rendered walls providing a beautiful south facing suntrap garden and sitting area with doors into the kitchenette and sun room and in one corner is a further timber garden storage shed. The gardens extend to just over ¼ of an acre.



## **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 7NP.

**SERVICES** Mains water, mains electricity, private drainage. Oil fired central heating with an electric Everhot cooking range in the kitchen and electric underfloor heating in the bathroom. Electric heated towel rails in the bathroom, shower room and cloakroom. There are photovoltaic panels on the roof which comprise a 6kw solar PV array, with 5kw inverter and integrated electric vehicle charger on the driveway plus a Sunamp heat battery and hot water cylinder have been fitted to work from the PV system and provide domestic hot water.

**MOBILE PHONE COVERAGE** All major providers likely.



**BROADBAND** Standard broadband available – 29 Mbps download speed. 6Mbps upload speed.

**COUNCIL TAX BAND** E (see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk)).

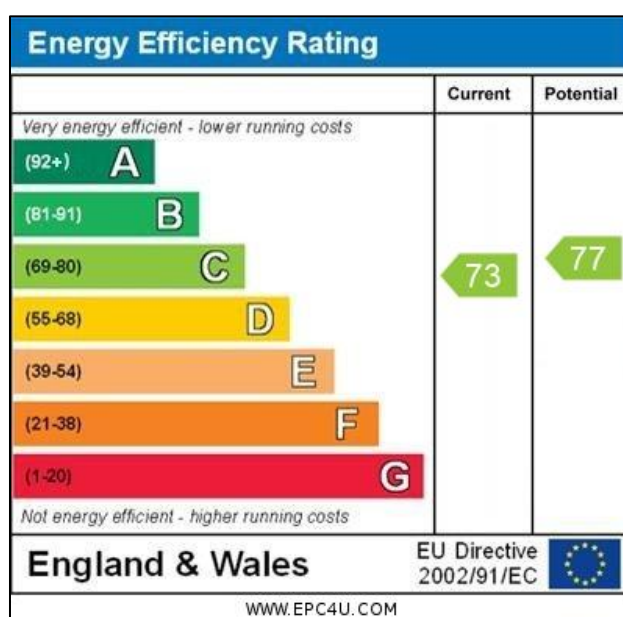
**DIRECTIONS** From Penzance follow the A30 and then B3580 to St Just. Proceed into the centre of St Just and go through the village square heading towards St Ives and opposite a shop called The News Centre turn left towards Cape Cornwall. Follow the road down through the houses and out into countryside, with the sea ahead of you. Keep going along the lane through the national speed limit signs, around a right hand bend and then on a straight take the left turning marked Bollowal Farm. Proceed along the driveway, past the bungalow on your left hand side and Chy Kerenza is the first property you come to on the 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**

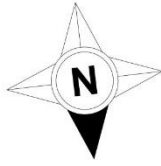
Approved Redress Scheme





**Not to scale – for identification purposes only.**

## Chy Kerensa, Bollowal, St. Just, Penzance



Denotes restricted  
head height

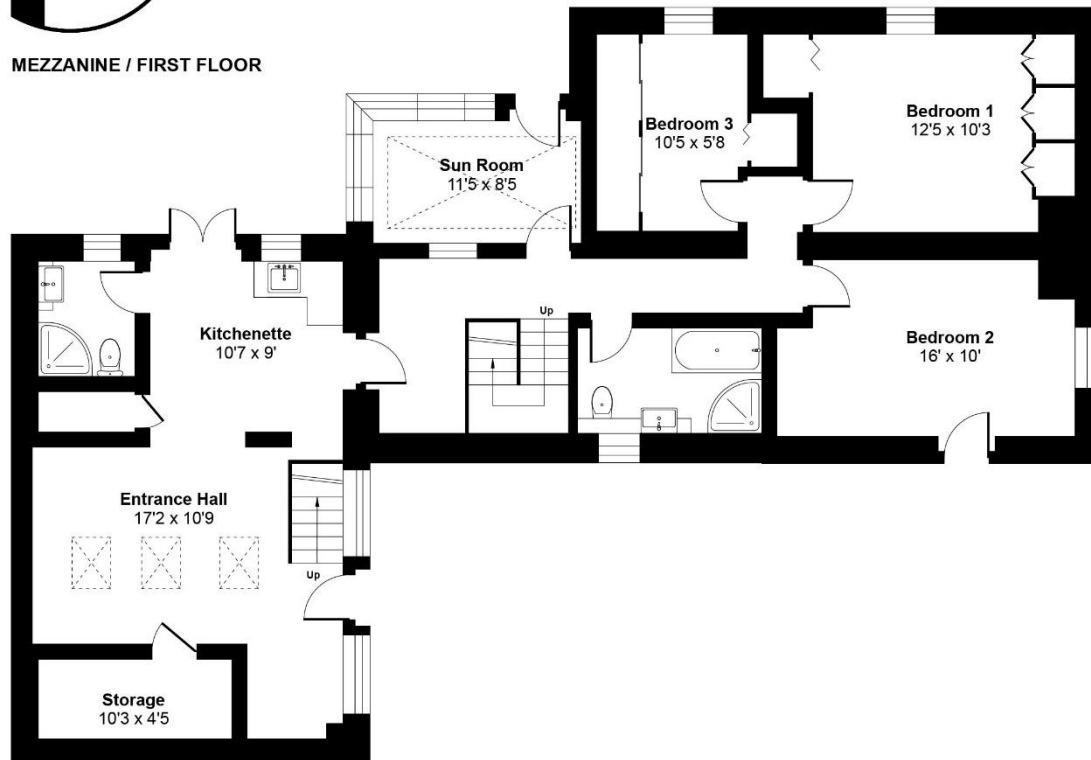
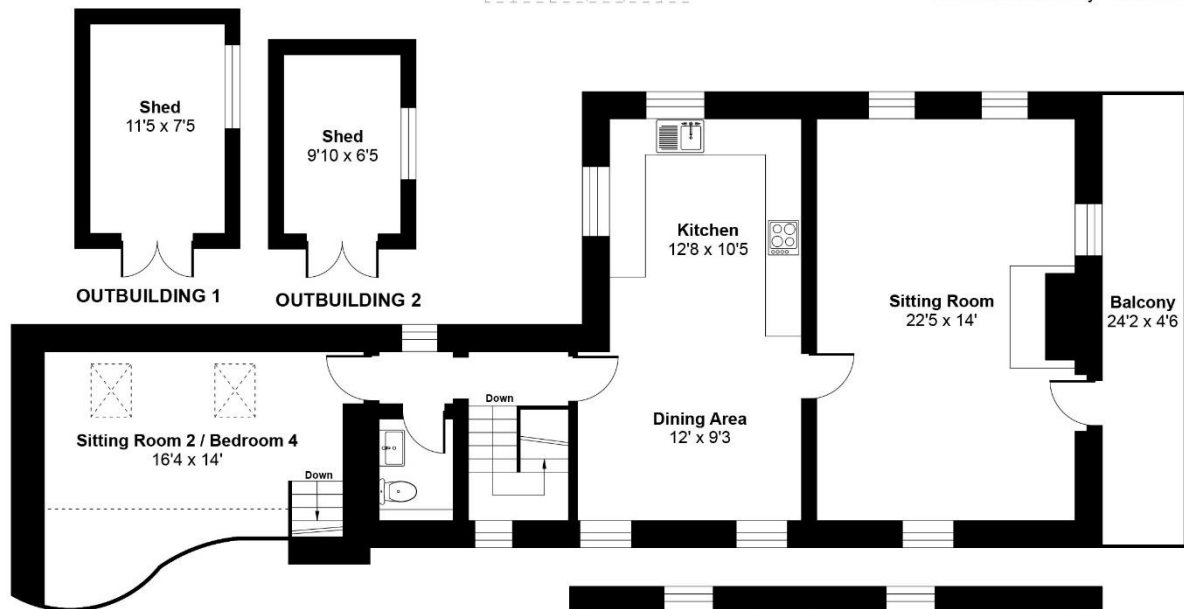
Approximate Area = 2069 sq ft / 192.2 sq m

Limited Use Area(s) = 44 sq ft / 4 sq m

Outbuildings = 147 sq ft / 13.6 sq m

Total = 2260 sq ft / 209.8 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). © nitchecom 2025. Produced for Lillcrap Chilcott. REF: 1256353



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