



Lor Hellyas



Lor Hellyas

Sennen, Penzance, TR19 7AD

Lands End 1.5 Mile, Porthcurno 3 Miles, Penzance 9 Miles

A historic and characterful Grade II listed 14th -17th Century 3 bedroomed longhouse on a site occupied since prehistory, offering a wealth of charm with annexe set in around 0.8 of an acre with far reaching sea views toward Lands End and the Isle of Scilly.

- Grade II Listed
- 3 Bedrooms (1x En-suite)
- 3 Bathrooms
- 1 Bed Annexe
- Large Gardens
- Parking
- Historic Property
- Freehold
- Council Tax Band D

Guide Price £695,000

SITUATION

Approximately a mile from Sennen Cove with distant sea views historic Lor Hellyas is situated on the edge of Sennen village.

Sennen, originally established as a fishing station is now renowned for its sandy beach and excellent surfing together with the historic harbour which still supports a small fleet of fishing boats.

Also approximately half a mile distant is the splendour of Lands End and the varied amenities that are available.

Passing through Sennen Cove is the coastal foot path which is undoubtedly the best way of absorbing the dramatic scenery of this unspoilt peninsula. Sennen Cove and Sennen village offer a range of local facilities including shops, restaurants and public houses whilst the market town of St. Just is 6 Mile away, and Penzance is approximately 9 miles to the east. This is now the main commercial centre for the Penwith Peninsula and also has a main line railway station linking with London Paddington.



THE PROPERTY

Lor Hellyas, meaning Hunter's Moon in Cornish is said to be the second oldest property in Sennen. Formerly a 14th century long house the property has evolved over the centuries to offer a superb blended mix of historic charm and character with the desirable countryside & coastal living.

The property's accommodation in brief: Study/sunroom/utility overlooking the rear courtyard, kitchen dining room with impressive inglenook and internal prehistoric well, sitting room with further inglenook and bread oven, exposed wooden beams, and oak paneling, a further second sitting room with wood burner enjoying views of the garden and the coast. A family bathroom and conservatory complete the ground floor accommodation.

A stunning oak staircase rises to the first-floor accommodation, with two double bedrooms one with en-suite, both enjoying views, a single bedroom or study, a family bathroom.

The accommodation is set out in a way as to offer a high degree of flexibility.

ANNEXE

A welcoming light and spacious annexe with exposed granite walls and vaulted ceilings offers one principal bedroom/living space, with a small kitchenette and shower room. The annexe is complete with a large conservatory leading to its own private garden enjoying far-reaching sea views.

OUTSIDE

Set in just around an acre, the grounds at Lor Hellyas are arranged into multiple segregated areas, the principal area being used as impressive sculpture gardens.

Mainly laid to lawn and wild meadow flowers the sculpture gardens offers a variety of interesting spaces including several seating areas to take in the far-reaching countryside and 180 degree sea views including a clear day view of the Isles of Scilly.

The house and the annexe both enjoy the private garden to the front of the property, edged with Cornish hedging and well-established planting.

To the rear is a raised orchard and seating areas and further from the sculpture gardens is a large vegetable garden with independent access and two timber outbuildings.

SERVICES

Mains Drainage
Mains Water & Electricity
Oil Fired Central heating with additional wood burners and soild fuel Rayburn.

VIEWINGS

Strictly by prior appointment with the Truro Office on 01872 264488

DIRECTIONS

Drive through the village of Sennen on the A30 towards Lands' End. The property will be found on the right hand side of the road just opposite the Seaview House B&B. Follow the driveway with planted borders and private parking for 3-4 vehicles.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 1815 sq ft / 168.6 sq m
 Annex = 348 sq ft / 32.3 sq m
 Total = 2163 sq ft / 201 sq m
 For identification only - Not to scale

First Floor

Ground Floor

Study
10.26 x 2.59m
33'3" x 6'6"

Conservatory
2.18 x 1.83m
7'5" x 6'6"

Kitchen / Dining Room
5.94 x 3.73m
19'6" x 12'3"

Sitting Room
7.82 x 4.72m
25'8" x 15'6"

Sitting Room
5.31 x 3.05m
17'5" x 10'

Annex
5.49 x 4.34m
18' x 14'3"

Bedroom 1
3.99 x 3.66m
13'1" x 12'

Bedroom 2
4.98 x 3.58m
16'4" x 11'9"

Bedroom 3
3.91 x 2.44m
12'10" x 8'

Annex
5.59 x 1.37m
18'4" x 4'6"

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Stags. REF: 964756



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		37	77
England & Wales		EU Directive 2002/91/EC	

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