



The Old Vicarage



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Towednack, St. Ives, Cornwall TR26 3AZ

St.Ives - 2 Miles Zennor- 4 Miles St.Erth (train) - 3.5 Miles

A handsome, traditional former Vicarage of circa 4,500 sqft set amidst established walled gardens of around 1 acre with a detached annexe.

- 9 Bedroom Main House
- 2 Bedroom Detached Annexe
- Period Property
- Large Gardens
- Investment Opportunity
- Substantial Property
- Rural Location
- Freehold

Guide Price £1,100,000

SITUATION

Delightfully situated on the outskirts of St.Ives in the rural hamlet of Towednack, The Old Vicarage is accessible from the north and south coasts, yet tucked away from the main hotspots.

To the north and surrounding St.Ives is an array of magnificent beaches, each with a character of their own. Porthmeor Beach with the world-famous Tate Gallery faces the Atlantic Ocean and is a favourite with surfers, whilst the beaches facing onto St Ives Bay are loved by families. The area also offers a wide range of leisure facilities including water sports and coastal walks whilst the challenging West Cornwall Golf Club overlooking the estuary is nearby.

To the south is a wide range of towns and villages including the historic market town of Marazion, enjoying views of Mounts Bay and St.Michael's Mount, with Penzance offering many local amenities and the important main line to London.



THE PROPERTY

Nestled alongside the historic Towednack Church, The Old Vicarage stands amidst extensive gardens of nearly an acre.

A substantial and impressive property of around 4500 sq ft, The Old Vicarage has been converted in recent years to offer 6 separate apartments. The conversion has been done in a sympathetic way as to retain the majority of the property's features with a further view to be restored to its former configuration, if required.

Retaining a host of traditional features The Old Vicarage offers a wealth of charm and character with its high ceilings, grand staircase, impressive first-floor landing, and beautiful large sash windows capturing the countryside views across Towednack.

OUTSIDE

Set in just under an acre of land, The Old Vicarage enjoys a large south-facing lawned garden to the front of the property with additional designated areas for planting, vegetable patches and entertaining space to the side.

The property benefits from two entrance gateways with parking to the front and rear.

STABLE COTTAGE

Stable Cottage is a delightful, tucked away converted stable now offering a spacious two bedroom annexe to the main house.

The cottage accommodation in brief:

The front door opens to an open plan kitchen/dining room, pantry, living room with wood burner and family shower room. Stairs rise to two double bedrooms with vaulted ceilings and views across the countryside.

Stable cottage enjoys a rear private garden and a separate driveway entrance.

SERVICES

Mains electricity and water. Private drainage.

VIEWINGS

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

From the A30 at St.Erth, take the turn toward St.Ives & Leleant. At the roundabout take the first left-hand turn onto Mill Lane and continue until you reach the T-junction. Take the left onto the B3311, and then take the first right-hand turn signposted Towednack.

Continue along for around 1 mile and The Old Vicarage will be evident on your left-hand side beside the entrance to the church.



These particulars are a guide only and should not be relied upon for any purpose.



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