



Milldowns Farm







# Milldowns Farm

Nr Zennor, Newmill, Penzance, , TR20 8UZ

Zennor 2 Miles St Ives 6 Miles South Coast 5 Miles

Available for the first time in over 40 years, a captivating property comprising a characterful 3 bed main house with an attached annexe, and two successful holiday lets, nestled in one of West Cornwall's premier rural locations.

- 3 Bed Main House
- Two 1 Bed Holiday Lets
- Country & Sea Views
- Circa 1.5 Acres
- Freehold
- 1 Bed Annexe
- Stunning Location
- Ample Parking
- Outbuildings
- Council Tax Band C

Guide Price £1,475,000

## Stags Truro

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@StagsProperty

## SITUATION

Milldowns Farm is set in an Area of Outstanding Natural Beauty, nestled between the picturesque villages of Zennor and Newmill, just 6 miles west of the iconic St. Ives on Cornwall's rugged north coast. The farm is surrounded by the breathtaking scenery of the West Penwith moors, providing a stunning backdrop to this tranquil location.

The nearby village of Zennor boasts the historic Tinnars Arms pub and the ancient St. Senara's Church, known for its famous oak pew tied to the local legend of the Mermaid of Zennor. The coastline here is dramatic, with hidden coves and towering cliffs that offer sweeping views of the Atlantic Ocean. Walkers will appreciate the many trails, including the scenic path to Zennor Head, which rewards hikers with panoramic vistas stretching from Trevoze Head to Pendeen Watch, and even the Scilly Isles on a clear day.

A short, two-mile stroll along the Coastal Path leads to the renowned Gurnard's Head pub, a culinary destination in its own right. Milldowns Farm offers a rare blend of natural beauty, rich history, and coastal charm, perfect for those seeking a peaceful retreat in one of Cornwall's most stunning areas.

## THE FARMHOUSE

Dating back to the 1600s, Milldowns Farmhouse is rich in history, showcasing a variety of its original and traditional features. The property welcomes you into a spacious, character-filled farmhouse kitchen, complete with bespoke wooden cabinetry, solid wood countertops, and a classic Belfast sink set beneath a window that overlooks the side garden. The kitchen exudes charm with its exposed beamed ceiling, tongue-and-groove panelling, a large traditional inglenook fireplace, and slate flagstone flooring that enhances the rustic appeal.

Adjacent to the kitchen is the inviting full-length living room, where more of the home's historic character shines through. The focal point of the room is a stunning wood-burning stove set within a large granite inglenook, providing a cozy yet bright atmosphere—perfect for both warm summer days and the inevitable snug winter evenings.

From the kitchen, a staircase leads to the first-floor landing, where three generously sized double bedrooms and a well-appointed family bathroom await. Each bedroom offers its own unique charm, but the standout feature is the breathtaking countryside views from every window, with the master bedroom enjoying distant sea views.

Milldowns Farmhouse is a true gem, combining historic appeal with comfortable living, set in an idyllic rural setting.

## FARMHOUSE ANNEXE

Adjoining the farmhouse with internal access from the kitchen is a beautifully appointed, single-story, one-bedroom annexe. This charming space features a spacious sitting room, a modern shower room, and its own independent entrance. It provides excellent ancillary accommodation, making it ideal for larger families or multi-generational living.





### BRAMBLE & FOXGLOVE BARN

Separate from the main house are two stunning, single-story, stone-built converted barns, named Bramble and Foxglove. These attached barns have been transformed into luxurious one-bedroom holiday cottages, each offering off-road parking, private enclosed gardens, and outdoor seating areas. The interiors of both barns are finished to the highest standards, featuring spacious double bedrooms, open-plan kitchen and living areas, and modern shower rooms. Set in the heart of rural West Cornwall, Bramble and Foxglove barns are currently run as two very successful holiday lets offering the perfect idyllic retreat for holidaymakers seeking a tranquil countryside experience.

### WORKSHOP

A single-story former milking parlour, now repurposed as a versatile workshop, offers three distinct working areas. Detached from the main house, this stone and block-built structure provides ample space for various uses. With the appropriate consents, it holds potential to be converted into additional ancillary accommodation or further holiday lets, adding even more value and versatility to the property.

### BARN

Discreetly located at the rear of the workshop is a substantial metal and block-built triple tandem garage and workshop, currently uses as a games room and gym. This spacious barn is perfect for storage or additional workshop space and is capable of housing multiple vehicles, making it an ideal solution for a variety of uses, from vehicle storage to recreational activities or further work areas.

### OUTSIDE

Set within approximately 1.5 acres of beautifully landscaped grounds, the gardens are thoughtfully divided into several areas for both enjoyment and entertainment, designed to enhance the experience for the main farmhouse and the two holiday lets.

The main house boasts a private, expansive lawn surrounded by mature shrubs, perfect for relaxing or hosting alfresco dining. There is also a designated children's play area alongside the large dining area making it ideal for families. Many vantage points throughout the garden offer breathtaking, far-reaching views of the stunning countryside that Milldowns Farm has to offer, creating a serene and picturesque outdoor space to enjoy.

### SERVICES

Private Water & Drainage. Mains Electricity.  
Ultrafast Broadband Available (Ofcom)  
EE & O2 Signal Limited (ofcom)

### VIEWINGS

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

### DIRECTIONS

From St Ives, follow the B3306 along the north coast. Pass through the village of Zennor and continue on toward the Gurnards Head.

Before reaching the Gurnards Heard, take the left hand turn onto Gear Hill signed Penzance. Continue for around 1.2 Miles and take the first left onto Trewey Hill. . Continue for around half a mile and the driveway/approach to Milldowns Farm will be evident on the right hand side.

Approximate Gross Internal Area = 224.1 sq m / 2412 sq ft  
 (Including Garages & Excludes Store)  
 Annexe = 28.1 sq m / 303 sq ft  
 Bramble / Foxglove Barn = 118.1 sq m / 1271 sq ft  
 Outbuilding = 64.1 sq m / 691 sq ft  
 Total = 434.4 sq m / 4677 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1133281)



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		52
(21-38) <b>F</b>	9	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



