



Chywoon Farm







# Chywoon Farm

St Keverne, Helston, Cornwall, TR12 6NT

St Keverne - 1 mile Coverack - 2 miles Helston - 11 miles

A handsome former farmhouse and two cottages set in a wonderful countryside position amidst mature gardens close to the south coast.

- Substantial character farmhouse
- Kitchen/dining room
- Pair of cottages with residential use
- Established mature gardens
- Council Tax Band F
- 2 Reception rooms
- 4 Bedrooms (1 en-suite)
- Double garage & ancillary accommodation
- Freehold
- Rateable Value £7,600

Offers In Excess Of £995,000

## Stags Truro

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@StagsProperty

## SITUATION

Chywoon Farm is situated in a lovely rural position within an Area of Outstanding Natural Beauty on the scenic Lizard Peninsula. The thriving village of St Keverne is approximately 1 mile away and offers a good variety of facilities and amenities including two public houses, village store with newsagents and Post Office, highly regarded butchers, church, surgery, primary school, and garage.

Coverack is a picturesque harbour village with a rich maritime and fishing industry. This idyllic cove is now a popular holiday destination and bustles over the summer months with a range of restaurants and shops together with the Coverack Wind Surfing Centre which has a variety of water sports on offer.

The Lizard remains one of the most unspoilt areas in Cornwall renowned for its stunning coastal scenery and untouched rural hinterland. The peninsula is the most southerly point of England with wide expanses owned by private estates or The National Trust. Nearby beaches and coves include those at Kennack Sands, Kynance, Porthoustock and Porthallow whilst the beautiful wooded creeks of the Helford River are also readily accessible.

## THE PROPERTY

Chywoon Farm is a handsome broad-fronted former farmhouse along with a pair of attractive cottages and a double garage with ancillary accommodation above.

A much loved home that is to be sold for the first time in 20 years, offering a wonderful opportunity to either acquire a 'Lifestyle' Holiday Cottage Complex or multi-generational residence close to the South Cornish Coast

## THE MAIN RESIDENCE

Facing approximately South East with an outlook over its own mature garden, Chywoon Farm is thought to date from the mid 18th Century with a later addition in the early 19th Century.

Full of traditional character features, this comfortable family home affords spacious accommodation which is approached from the driveway into an entrance that also provides utility space and separate cloakroom. From here there is access into the lovely kitchen/dining room complete with open beam ceiling, farmhouse style units with granite worksurfaces, central island and an oil-fired Aga set into a substantial former fireplace. To the rear is a conservatory and study with the ground floor being finished with two reception rooms. The snug has a beamed ceiling and stone fireplace inset with a wood burning stove whilst the impressive large sitting room is full of natural light with an open fire and under floor heating.

Upstairs, the master bedroom has a dressing room and en-suite shower room. There are three further bedrooms and a family bathroom





## THE COTTAGES

Converted from traditional stone farm buildings, the two attractive cottages are currently used for holiday letting but unusually can also be occupied residentially, thereby opening up significant flexibility.

The two cottages feature exposed granite elevations and enjoy garden views.

**SWALLOWS HOUSE (Sleeps 2):** A single storey cottage with kitchen/breakfast room, sitting room with high vaulted ceiling, bathroom and bedroom.

**THE LONGHOUSE (Sleeps 4):** Spacious sitting room/dining room, kitchen and bathroom along with two bedrooms upstairs

## GARDENS & GROUNDS

The property is approached by a right of way over a shared lane which leads to the parking areas adjacent to the house and cottages. There is a large detached, open fronted double garage with useful ancillary accommodation above.

The fabulous gardens surround the buildings, featuring an array of established specimen plants, expanses of lawn, an orchard and plethora of beautifully stocked borders.

## THE BUSINESS

Operated by the vendor, the two cottages have a loyal following and generate a welcome income. Typically, they are currently available between Easter and the end of October but could be promoted all year round. Accounts can be made available following viewing.

## SERVICES

Mains electricity. Private drainage to sewage treatment plant. Private borehole water supply. Oil fired central heating to main house. Electric heating in cottages. Standard and Ultrafast Broadband available in the area (Ofcom). Mobile phone coverage is limited indoors and likely outdoors.

## AGENTS NOTE

The neighbouring outbuildings, which are not owned by the vendor, benefit from Conditional Planning Consent for conversion to three holiday cottages

## FIXTURES FITTINGS AND VAT

Only those mentioned in the sales particulars are included in the sale. However, the majority of furniture, contents, fixtures, fittings and equipment in the letting cottages will be included. All prices are quoted exclusive of VAT, where applicable.

## DIRECTIONS

Proceed from Helston towards St Keverne. Approximately 0.6 mile past the Coverack turning, the entrance to Chywoon Farm is on the right through twin gateposts.

## VIEWINGS

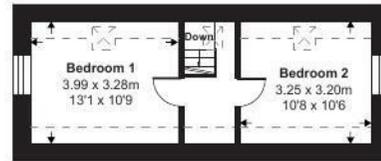
Strictly by prior appointment with Stags Truro Office on 01872 264488

Approximate Area = 2959 sq ft / 274.9 sq m  
 Limited Use Area(s) = 89 sq ft / 8.2 sq m  
 Swallows House & Store = 765 sq ft / 71 sq m  
 Garage = 1086 sq ft / 100.8 sq m  
 Total = 4899 sq ft / 454.9 sq m

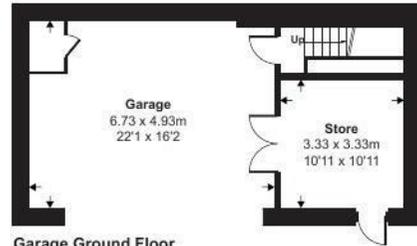
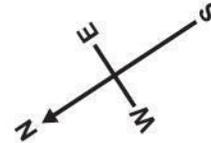
For identification only - Not to scale



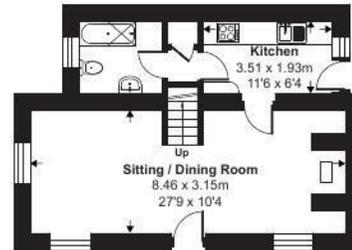
Garage First Floor



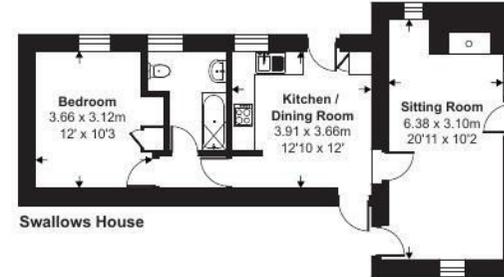
The Longhouse First Floor



Garage Ground Floor

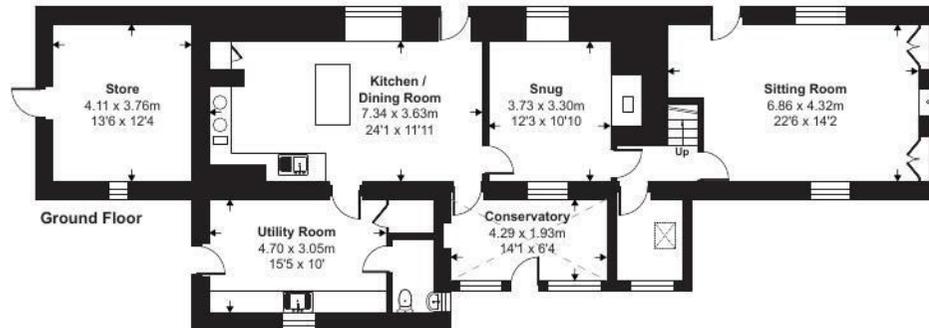


The Longhouse Ground Floor

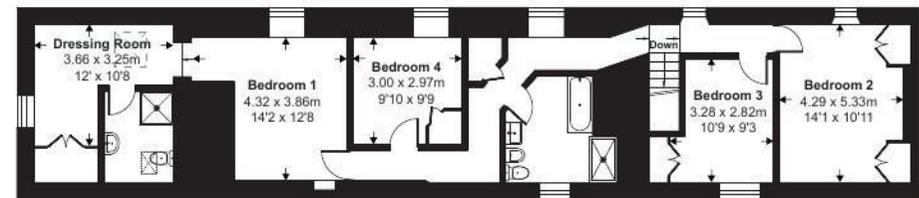


Swallows House

Denotes restricted head height



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2024. Produced for Stags. REF: 1192423



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) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



