



Brane Farm Cottage,
Sancreed, Penzance

LODGE & THOMAS
ESTABLISHED 1892

Brane Farm Cottage,

Brane, Sancreed, Penzance, TR20 8RD

Guide Price - £820,000 Freehold

- *To be sold for first time in 3 generations*
- Five bedroom detached family home
- Range of traditional and modern agricultural buildings
- In an Area of Outstanding Natural Beauty
- Adjoining land of 7.5 acres (further land by negotiation)
- Within easy reach of Penzance and the West Cornwall Peninsula

A traditional farmstead in a West Cornwall hamlet, located an Area of Outstanding Natural Beauty. A five bedroom detached residence, a range of barns to include traditional stone and modern portal frame with grounds extending in all to approximately 8.3 acres. Further land available by separate negotiation.



The Property

Brane Farm Cottage lies in the centre of the hamlet and has been in the same family ownership for three generations. Accessed off a minor county lane, to ample level parking, the property boasts a detached extended cottage of traditional granite and stone elevations under a pitched roof with a latter-day extension to the rear. The property offers many character features to include inglenook fireplace, granite flagstone floor and beamed ceiling, and offers timber and PVC doubled glaze windows, and warmed by LPG gas central heating.

Entered via a spacious reception hall with coat cupboard and cloakroom, door leading off to drawing room with a feature polished granite hearth and fireplace and bay window. The sitting room diner, located within the original cottage with the exposed beams, inglenook fireplace with exposed granite stanchions housing a wood burner, window seat to front elevation. The original entrance hall with door to front garden retains the exposed granite flagstone floor, and access to the under stairs storage cupboard.

The modernized farm kitchen with window seat, offers a matching range of floor and wall mounted units, fitted double oven / grill a fitted microwave and a fitted fridge and dishwasher. The second kitchen provides additional storage and worktop space. The utility room offers ample coat and boot storage, plumbing and space for white goods, and the farm office.

From the entrance hall, stairwell to first floor galleried landing with airing cupboard, and doors off to 4 bedrooms, family bathroom and the master bedroom access to eaves storage and en-suite shower room.



Outbuildings

A range of modern and traditional outbuildings complement the property and are accessed from one of three entrances from the road and provide opportunities for alternative uses, subject to planning. From the rear of the barns, extensive views are enjoyed over the surrounding countryside to include Chapel Carn Brea, Bartinney Downs and the Land's End coastline

Garage (6.51m x 3.77m) Traditional stone under a pitched corrugated roof.

Calf House (6.3m x 6m) Block built, under mono-pitched roof.

Two Storey Traditional Barn with latter-day extensions providing approximately 2300 sqft of floor space, with the main under a pitched slate roof with external steps to first floor. Excellent potential to convert for residential purposes, subject to planning.

Cows House (8.79m x 5.22m) timber framed, with mezzanine hayloft floor over.

General Purpose building (18m x 12m) Concrete framed building, with adjoining timber framed **Cubicle Housing** (13.8 x 12 and 7m x 12m).

Traditional Stone Barn (6.67m x 3.31m) stone elevation under pitched roof with former external access to first floor.

The Land

Adjoining the farmyard, the land extends to 7.5 acres, divided into three manageable enclosures and laid to pasture. Bounded by traditional Cornish hedge banks, the land is level to gently sloping and benefits from two gated entrances from the road. Further land available by separate negotiation.





Services

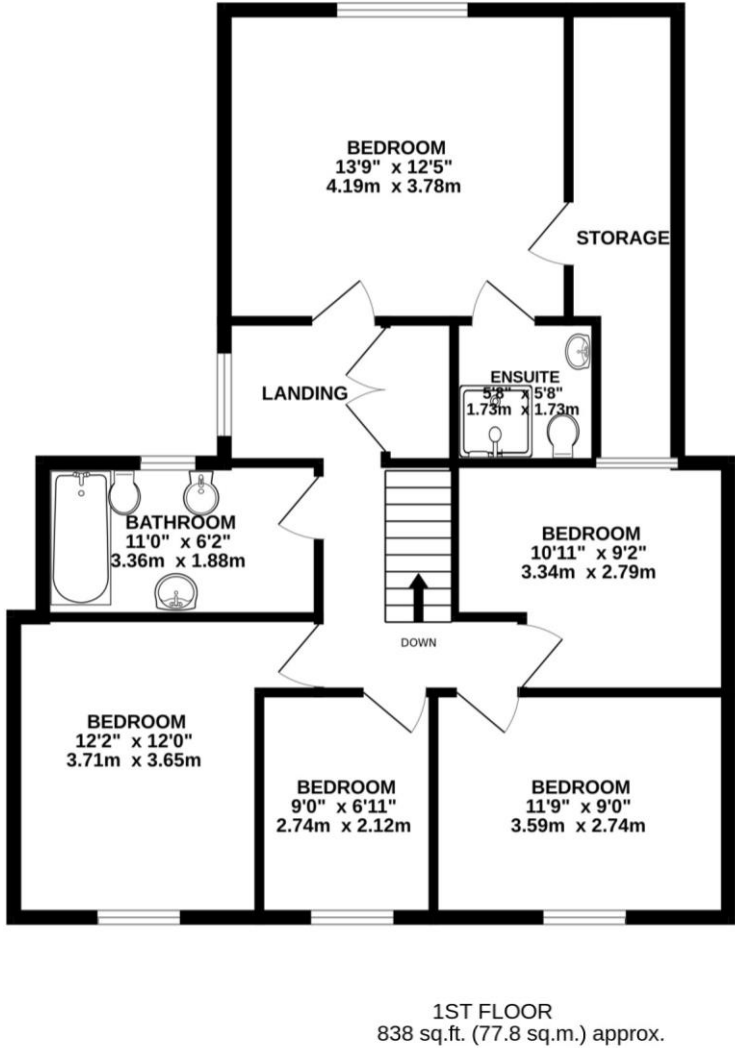
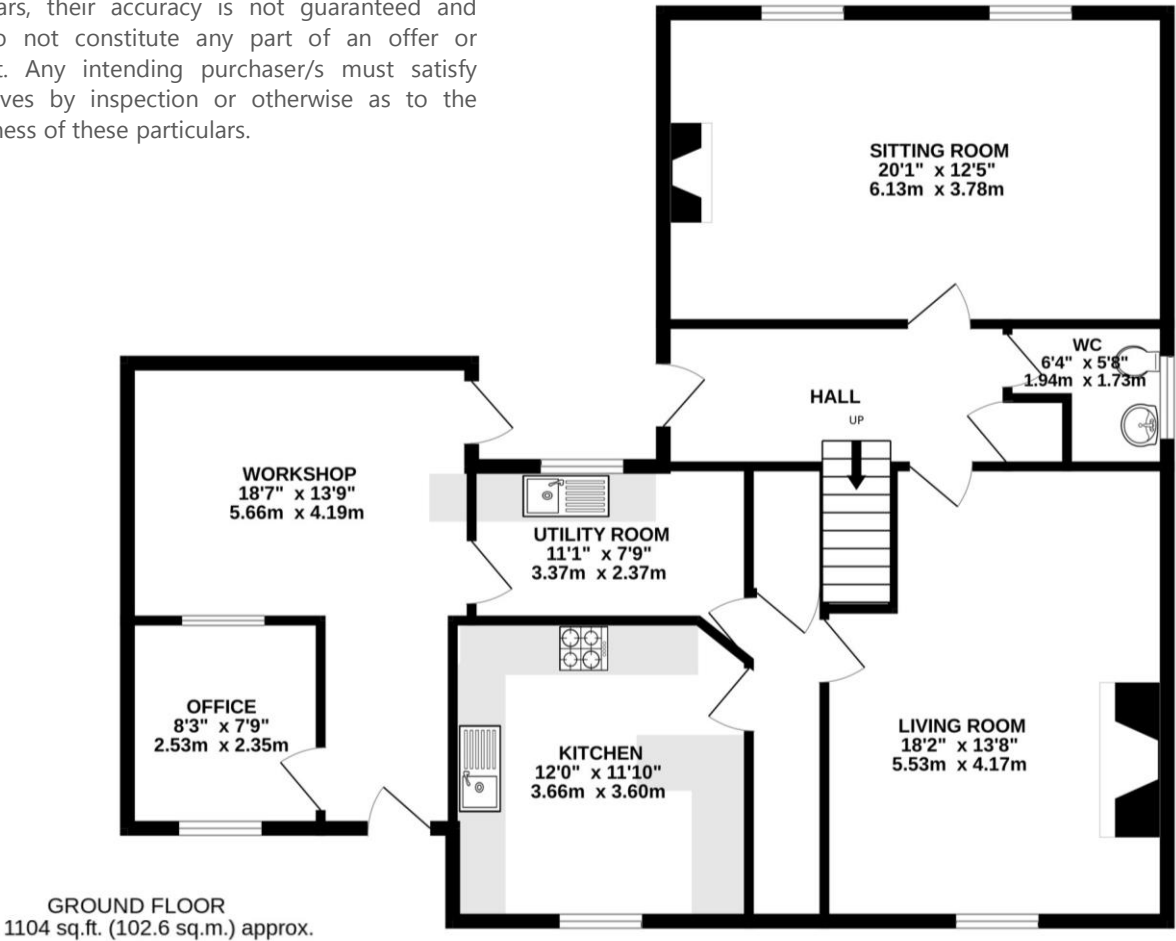
Mains Electricity and water, private drainage. LPG gas central heating. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way

The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

Particulars & Plan

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.



Location

The historic hamlet of Brane lies 5 mile west of Penzance, the main administrative centre for the West Cornwall Peninsula. Boasting a wide selection of national and independent shops of services, Penzance also offers variety educational, and medical facilities, leisure opportunities and a main line railway station to London Paddington. The historic mining town of St Just lies approximately 5.5 miles by road to the north west.

Locally, Brane lies 1 mile south west of the village Sancreed, and south of the Iron Age site of Carn Euny. From the hamlet, easy access to the varied landscape of the West Cornwall Peninsula, to include the sandy sheltered coves and beaches along the south coast, the surfing beaches around Sennen Cove, approximately 6 miles.

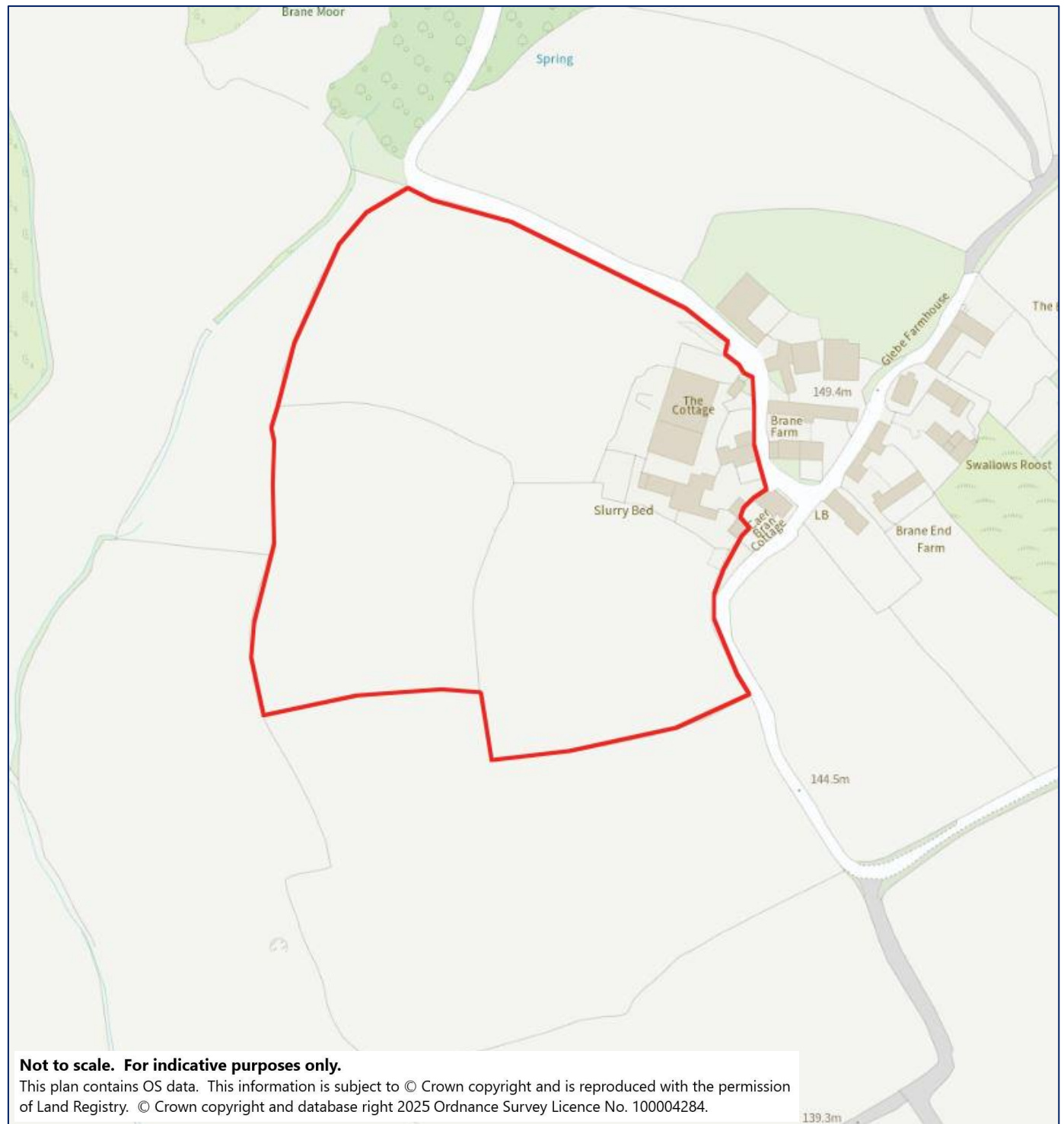
For the outdoor enthusiast, easy access to many footpaths and bridle paths and byways giving provide excellent walks and riding out over the hills of West Penwith.

Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722
email: adam@lodgeandthomas.co.uk

Directions: From Penzance, follow the A30 towards Lands Ends. At Drift, turn right signed Sancreed, following lane past Drift Reservoir and just after 1 mile turn left, signed Brane. Follow lane. After 0.5 mile bear right, signed Brane and follow the lane without deviation to the Hamlet and the property will be the second dwelling on the left.

What3words///radiating.configure.taker





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