



Penolva Farmhouse, Mousehole, West Cornwall







A gorgeous, unlisted, small Georgian farmhouse, situated on a no-through lane, **surrounded by unspoilt countryside**, and about a ten minute walk from the beach and the village of Mousehole.

**Summary of accommodation**

Porch | Sitting room | Dining room | Kitchen/breakfast room | Utility room | Veranda

Principal bedroom with en suite shower room | Two further double bedrooms | Family bathroom

Driveway parking | Garage and workshop | Garden store | Summer house | Gardens

**Distances**

Paul 0.3 mile, Mousehole 0.5 mile, A30 2.5 miles, Penzance 3 miles, Land's End 9.5 miles, Cornwall Airport at Newquay 42 miles  
(All distances and times are approximate)



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## Location

Penolva Farmhouse is situated on a no-through lane between the small village of Paul and the historic fishing village of Mousehole, (pronounced Mowzel) on the shore of Mount's Bay on the Penwith Peninsular. Paul has a parish church and a well-regarded pub, The King's Arms, which is about a ten minute walk from the cottage. At low tide, Mousehole Harbour becomes a pretty sandy beach, and all along the harbour road and tucked away up little lanes, there are galleries, gift shops and places to eat and drink.

The village also offers a primary school, a delicatessen and 3 pubs, and was once described by Dylan Thomas as 'the loveliest village in England'. Mousehole is famous for its superb display of lights at Christmas, and attracts visitors from far and wide. The nearest town is Penzance, which is about a ten-minute drive away, and provides a wide choice of shops and local businesses including GP, dental and veterinary surgeries plus three large supermarkets.

Penzance is on the GWR rail line providing regular services London Paddington, and National Express operates services from the town's bus and coach station to London Victoria. The A30, which links to the M5 at Exeter is about 2 miles away.



## The property

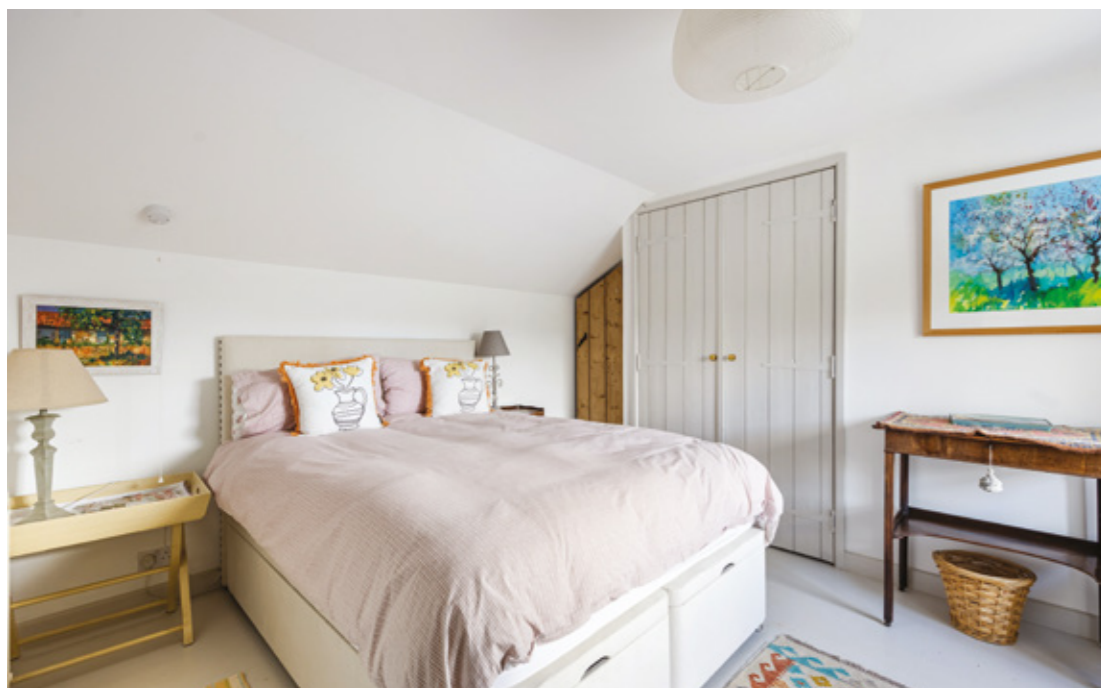
Selected by the famous Victorian artist, Stanhope Forbes RA, as a subject for one of his genre and landscape paintings, Penolva Farmhouse is set side on to a narrow, no-through lane, looking out on a landscape that has changed little since it was built around 1800. Constructed using local granite under a Cornish slate roof, it is a lovely example of a small Cornish farmhouse of that period.

In 2017 it was beautifully and sympathetically refurbished, and great care was taken to preserve original architectural fittings, such as sections of panelling, the white-washed granite fireplace in the sitting room, and exposed, white-painted ceiling beams downstairs.

Architecturally, appropriate features have been added including attractive dado-height, tongue-and-groove panelling in the sitting and dining rooms and a stone tile floor in the kitchen. The sitting and dining rooms are both a good size and well proportioned, with the latter opening out into the gorgeous kitchen/breakfast room. The sitting room has a wood burning stove sitting in an inglenook. The kitchen is fitted with a two-oven AGA, farmhouse style units under polished granite work surfaces, a Belfast sink and a range of built-in electric appliances. A door leads to the veranda and the garden.







The first floor comprises three double bedrooms, all of which offer views over the garden to the countryside beyond. The principal bedroom has an en suite shower room and a built-in wardrobe, with the other two bedrooms sharing the family bathroom. The house is fitted with double glazed, UPVC sash windows reminiscent of the original timber ones.

Internally the property has been decorated in white, with pale grey panelling and joinery, which amplifies the available natural light.

## Outbuildings and garden

Penolva Farmhouse is approached off the passing lane via a short, gravelled driveway leading to a parking area in front of the garage, which incorporates a single garage and adjacent workshop area containing an integral room with a gardeners WC.

The garden extends out in front of the house and to one side, and is enclosed by mature Griselinia hedging that affords a high degree of privacy. A richly planted, sloping border extends along the front of the house with a variety of perennials and flowering shrubs that provide colour and shape throughout the growing season.

On the southern side a flight of paved steps rises to a further, gently rising flight of gravelled steps up to a sheltered seating area with electric awning. Beside it is a level lawn with a pretty summer house in one corner, fringed on two sides by a further paved seating area.

## Services

Mains water, electricity and drainage. Oil-fired central heating and AGA. Photovoltaic panels.

## Directions (Postcode TR19 6TX)

From Penzance, head south-west on the A30 signed to Land's End and Mousehole. After a half mile turn left onto the B3315, signed to Mousehole. Continue to a crossroads in Newlyn. Turn right onto Chywoone Hill/B3315. Continue a short way, then turn left onto Fore Street, signed to Paul and Mousehole. Follow the road through Paul, passing The King's Arms, and after about 250 yards turn left into a dead-end lane and Penolva Farmhouse is the first on the right after the shallow ford.

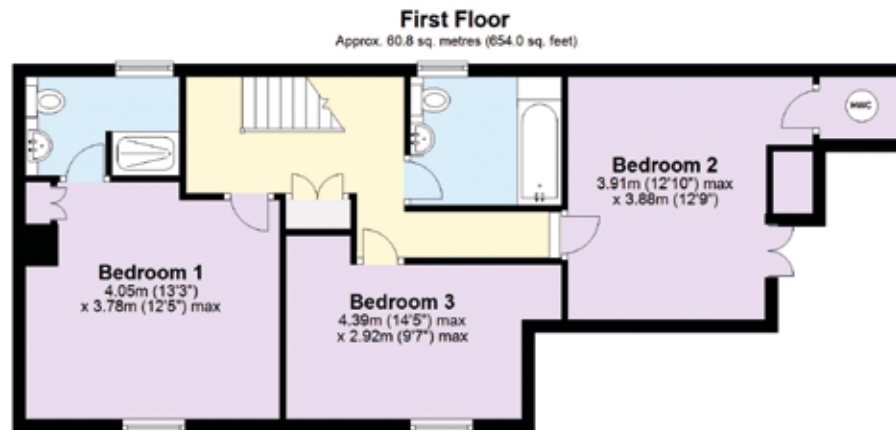
**What3words:** cheese.outwards.locals

## Property information

**Tenure:** Freehold  
**Local Authority:** Cornwall Council ([www.cornwall.gov.uk](http://www.cornwall.gov.uk)).  
**Council Tax:** Band D  
**EPC Rating:** D  
**Guide Price:** £825,000







**Approximate Gross Internal Floor Area**  
**135.7 sq m (1461.1 sq ft)**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2024. Photographs and videos dated April 2024.

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