

# Nirvana Chywoone Hill

## Newlyn, TR18 5AR

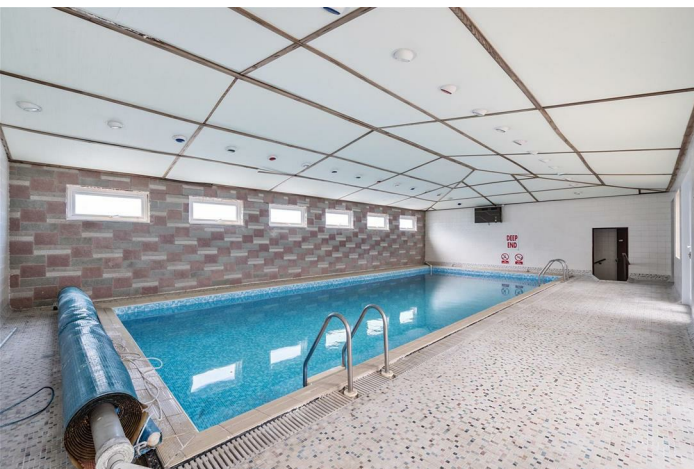
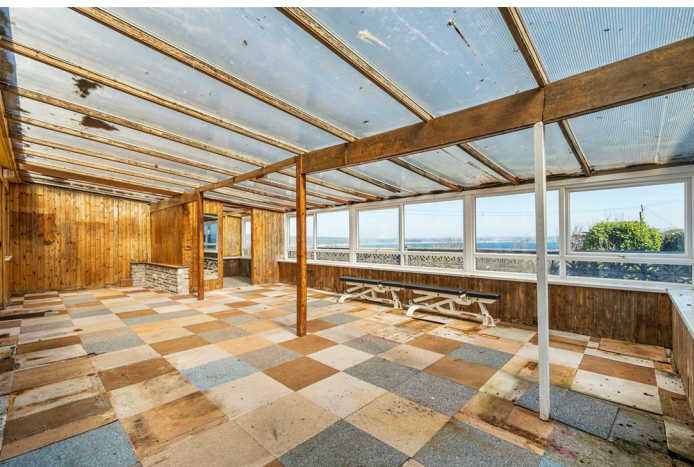


**MATHER**  
PARTNERSHIP









# Nirvana Chywoone Hill

## Newlyn, TR18 5AR

A Rare Opportunity with Spectacular Coastal Views – Spacious Detached Home with Development Potential

Occupying an enviable position with far-reaching views across the sea, Newlyn Harbour and the iconic St Michael's Mount, this substantial detached residence presents a truly unique opportunity. Set within a generous plot featuring a large garden, extensive driveway parking and a notably spacious interior, this is a home brimming with potential.

The versatile accommodation spans two floors and includes multiple reception rooms, a large conservatory, four double bedrooms, and a first-floor lounge/kitchen/diner—perfect for multi-generational living. This area could be easily adapted to be self-contained, offering potential for holiday letting or independent living.

Standout features include a private indoor swimming pool complex with changing facilities and sauna, this area was formally run as a private swimming club and gym. There is also a bar/games room ideal for entertaining, a generous garage and an integrated study.

While the property would benefit from modernisation, it provides an exceptional canvas for creating a truly remarkable coastal home. Alternatively, the extensive plot and sizeable footprint may appeal to developers or investors, subject to the necessary planning consents.

Offered for sale with vacant possession and no onward chain, this is a rare chance to acquire a significant property in one of West Cornwall's most desirable coastal settings.



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**Price**

Guide Price - £925,000

**Location**

Newlyn is a quaint seaside town and fishing port in south-west Cornwall. Newlyn lies on the shore of Mount's Bay and provides good access to the rest of West Cornwall, as well as being close to the A30. It has a wide range of amenities including public houses, a range of cafe's, restaurants and Newlyn Filmhouse. The town of Penzance is within easy reach with its main train line to London Paddington aswell as regular bus services. Popular beaches including Sennen, Porthcurno and Praa Sands are all within reach. The picturesque village of Mousehole is roughly a five minute drive away.

**Parking**

An extremely large driveway provides ample parking.

**Outside**

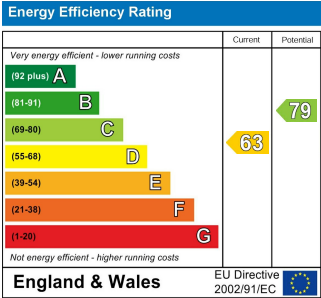
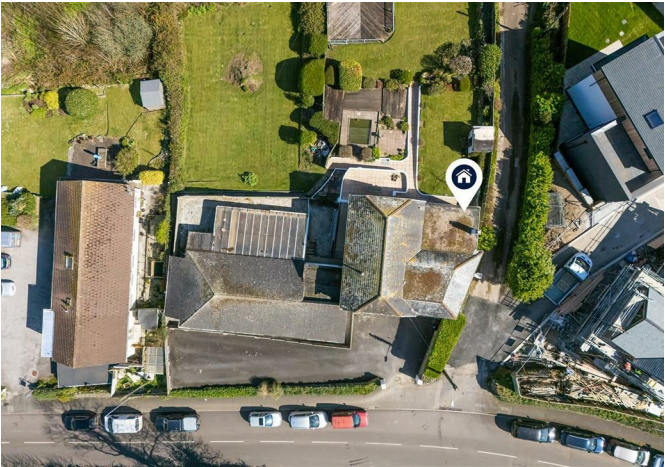
Set within an impressive plot of approximately 0.40 acres, the grounds are a true gardener's dream - offering expansive lawns, mature planting, and endless potential for landscaping or outdoor living. The gardens enjoy a high degree of privacy and provide the perfect setting to relax or entertain while soaking up the truly exceptional coastal views across Mount's Bay, Newlyn Harbour and towards St Michael's Mount.

**Services**

Mains electric, gas, water and drainage.

**Council Tax Band F**







### Anti Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

### Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit

<https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit

<https://checker.ofcom.org.uk/>

### Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

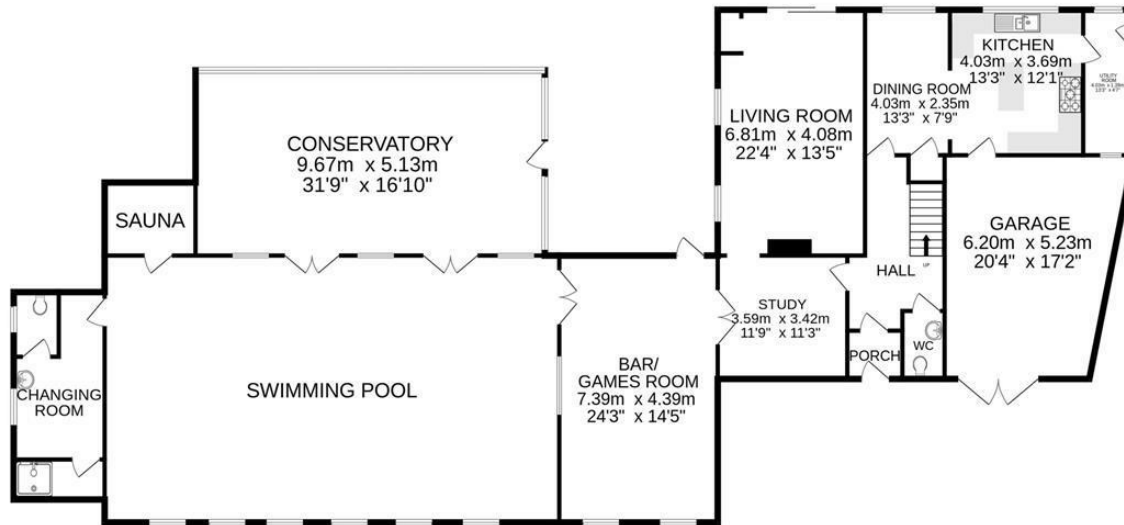
### What3Words

///jazz.results.baseballs

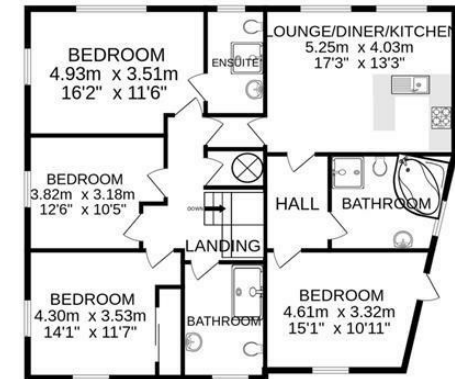




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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