

Sancreed Beacon, Sancreed TR20

Guide Price £325,000

ANDREW EXELBY ESTATE AGENTS

Sancreed Beacon, Sancreed TR20

LITTLE UNDER 5 ACRES OF LAND **** TWO LARGE AGRICULTURAL BARNS **** TWO/THREE FIELD SHELTERS **** BEAUTIFUL LOCATION & VIEWS











DESCRIPTION

Incredible opportunity to acquire three gently sloping paddocks totalling just under 5 acres of land with two very large barns, three field shelters, and some of the most gorgeous views across Mounts Bay toward the Lizard, Lamorna and out towards St Buryan.

Accessed off Sancreed Beacon, a long driveway leads down to two very large agricultural barns. The larger of the barns is split in two, and has four stables (each measuring approx 16 ft x 12ft) at one end, with a metal gate enclosing this area that leads out via large timber double doors to one of the three paddocks. Between the doors and the paddock is a field shelter/store.

The other barn is primarily used for storage, and has been successfully rented out to local trades using the space for storage or work. There is a temporary timber structure within the barn. The barn has mains power and has a block-built washroom area with a bathroom, and plumbing and drainage.

The barns are surrounded by land, with a smaller garden-like area to the southerly side where chickens and ducks are kept, and the land is easily accessible via another 5-bar gate.

360 degree views from the paddocks and land are absolutely beautiful being at the top of Sancreed Beacon. Mount's Bay, St Michael's Mount and the coastline toward the Lizard are visible in one direction, right around to Lamorna, St Buryan and then some spectacular elevated views over rural landscapes in the other direction.

There is mains power, and water to the site with an old-style, block-built septic tank. Please ask to see the Title Register as there is a restrictive covenant.

LOCATION

Sancreed is a much sought after, and peaceful hamlet minutes away from Penzance and the reaches of West Cornwall. Nearby is St Just, a vibrant West Cornwall town with many local facilities and shops.

There are some excellent schools nearby, including Mousehole School, Cape Cornwall School, Nancledra School and St Hilary School in Penzance.

There are direct train services from Penzance Station that run to London Paddington in just over five hours. With easy access to the A30, Exeter is two and a half hours by car, while London can be reached in six hours. Newquay airport is an hour away and has regular flights to London as well as many other UK and continental airports.

BARN 1

36m x 12m (118'1" x 39'4") - approximate

Four stables enclosed with metal 5 bar gate.
Large, double timber doors at either end.

BARN 2

36m x 12m (118'1" x 39'4") - approximate

Temporary timber structure along one side of the barn. Block-built washroom area with plumbing and drainage and toilet, etc. Large, double timber doors at either end.

LAND

4.9 acres of gently sloping, well-drained land split in to 3 paddocks with a garden-like area towards the bottom of the site, below the barns.







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