



Rosemodress Vean



# Rosemordress Vean

St Buryan, Penzance, Cornwall, TR19 6BH

Lamorna 2 Miles, St Burayn 3 Miles, Penzance 5 Miles.

**Superbly positioned 2 Bedroom bungalow with circa 6.5 acres of land - Subject to an Agricultural Tie.**

- 2 Bedroom Bungalow
- 6.46 Acres of Land
- Piggery
- Pole Barn
- Garage / Workshop
- Feild Shelter
- Corral
- Agricultural Tie
- Freehold
- Council Tax Band D

**Guide Price £450,000**

## SITUATION

Rosemordress Vean lies at the heart of the unspoiled Cornish countryside, offering peace and seclusion just a short distance from the enchanting hamlet of Lamorna Cove. Nestled slightly inland from the dramatic granite cliffs, Lamorna has long been celebrated as a sanctuary for artists and free spirits. During the post-impressionist era, its striking coastal light, untamed seascapes, and quiet isolation inspired generations of painters, writers, and artisans—leaving a rich creative legacy that continues to resonate today.

The valley and cove are often described as among Cornwall's most captivating landscapes, cherished for their raw natural beauty, soaring cliffs, and profound tranquility. A winding, wooded valley leads down to the sheltered cove, its pathways shaded by trees and dotted with wildflowers in spring. Traditional granite cottages stand as enduring reminders of Cornwall's heritage, while local landmarks—such as the Lamorna Wink public house—bring character, history, and a warm welcome to the journey.

Beyond Lamorna, West Cornwall is a region steeped in culture and artistry. From the extraordinary cliffside Minack Theatre at Porthcurno, carved into the rock with sweeping sea views, to the world-class Tate Gallery in St Ives, the area is rich with opportunities for creative and cultural discovery.

Close at hand are the neighbouring harbour towns of Newlyn and Penzance, each with their own unique charm. Newlyn, one of the UK's most important fishing ports, also has a thriving artistic tradition and a renowned independent cinema, while Penzance, the principal town of the Land's End Peninsula, offers a lively arts scene, independent shops, and excellent restaurants. Together they provide a wealth of local amenities, with Penzance also serving as a practical hub for wider connections thanks to its mainline railway station offering direct services to London Paddington.

For day-to-day living, nearby towns such as St Just, Newlyn, and Penzance ensure convenience without compromising the sense of escape, making Rosemordress Vean both secluded and superbly situated.



## THE PROPERTY

The bungalow is approached via a wide gravelled driveway, offering generous space for parking and turning, making it perfectly suited for multiple vehicles, boats, or caravans. A welcoming rear entrance porch opens into a practical utility room with a separate WC, ensuring convenience for everyday living. From here, the layout flows into a well-proportioned kitchen, enjoying attractive views across the garden.

The accommodation includes two spacious double bedrooms, a family bathroom, and a light-filled lounge/dining room. This principal reception space is a particular highlight of the home, benefiting from a dual aspect design, a feature fireplace, and large picture windows that frame breathtaking rural and coastal views. A front porch provides a further point of entry, adding charm and practicality to the property.

## OUTSIDE

Externally, the gardens have been thoughtfully arranged to offer both beauty and privacy. A winding path encircles the bungalow, connecting a variety of outdoor seating areas. Lawns are interspersed with pergolas, decking, and sheltered corners—ideal for al fresco dining, barbecues, or quiet relaxation. Adding to the charm, numerous thriving fruit trees are scattered throughout the gardens, providing seasonal interest, fragrance, and a delightful harvest. Mature privet hedging further enhances seclusion, creating a true private countryside retreat.

To the side of the bungalow, a lean-to workshop and adjoining garage offer excellent storage and workspace. At the rear, a substantial double-bay pole-frame barn provides versatile storage options, while a timber field shelter within a small corral extends the property's appeal for those with equestrian or smallholding interests.

Adjacent to the parking area is a dedicated hard standing, complete with electricity hook-up and drainage, providing convenient facilities for a caravan or motorhome if required.

## SERVICES

Private Water via borehole, Electricity, and Private Drainage.

Mains water connected if required.

Solar panels

Ultra Fast Broadband available - Ofcom

## AGRICULTURAL TIE

The bungalow was built in 1976 under the terms of an Agricultural Occupancy Restriction restricting the occupation of the dwelling to a person employed, or last employed locally in agriculture, or forestry, or a dependent of such a person residing with them, inc. widow or widower.

## VIEWINGS

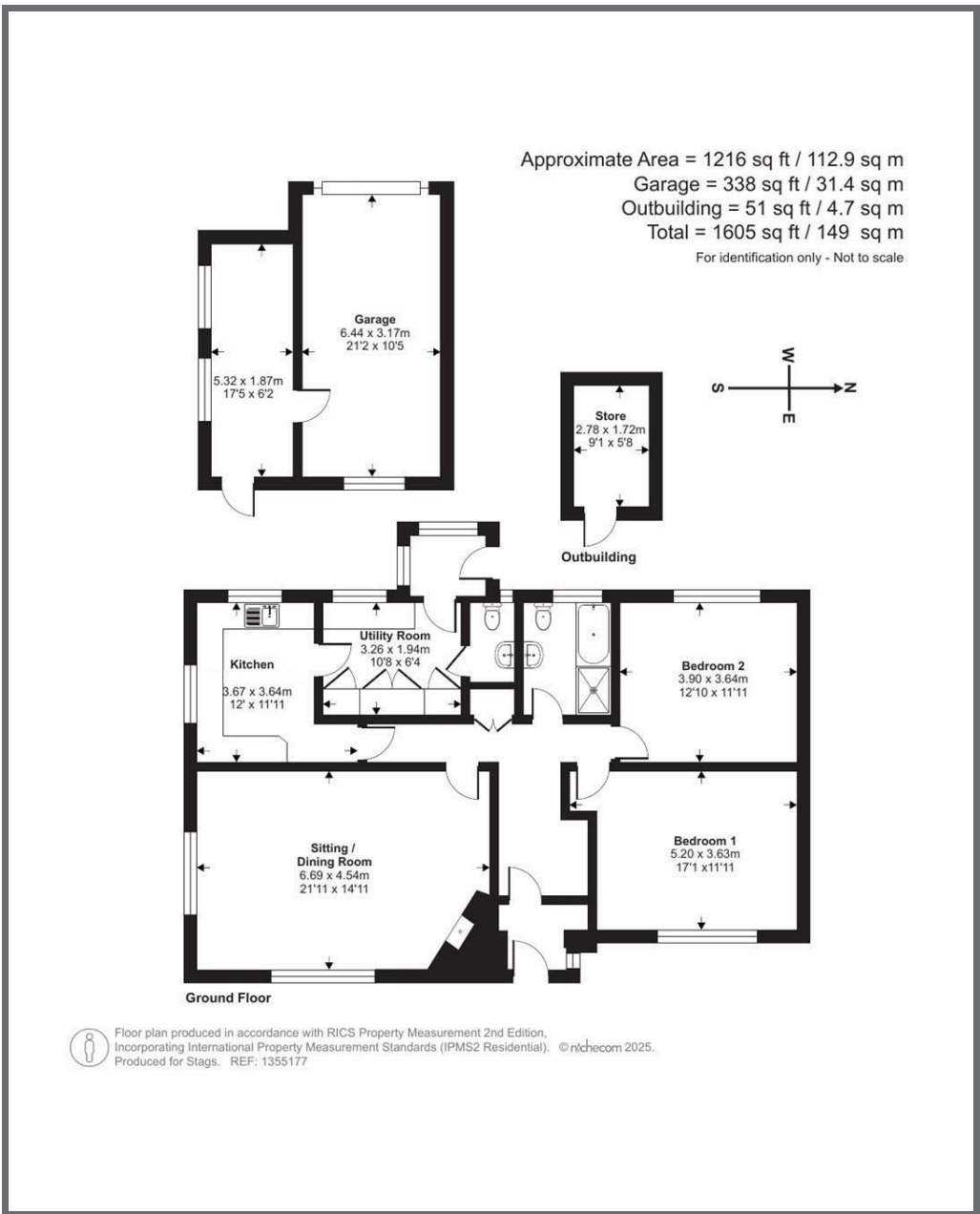
Strictly by prior appointment with Stags West Cornwall - 01736 223222

## DIRECTIONS

From Penzance or Newlyn, head towards Lamorna along the B3315. After passing the turning for Lamorna Cove, continue for approximately half a mile. Look out for the turning signposted Tregurnow Farm and take the unmade road furthest on your right. Continue along the unmade lane for around half a mile, where Rosemordress Vean will be clearly visible on your left-hand side.



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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	43	60
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	