

The Stables, Carnaquidden

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Newmill, Penzance, Cornwall, TR20 8XA

A substantial and characterful traditional barn conversion, offering exceptionally versatile accommodation set within approximately 1.2 acres of its own private grounds.

- 4-5 Bedrooms
- 1.2 Acres of Gardens
- Ample Parking
- Rural Location
- Freehold
- Flexable Accomidation
- Traditional Barn Conversion
- Private Gardens
- Countryside Views
- Council Tax Band E

Guide Price £850,000

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SITUATION

Tucked away within the picturesque rural hamlet of Carnaquidden, on the spectacular Penwith Peninsula, The Stables occupies an enviable position in one of Cornwall's most unspoilt and sought-after landscapes. Nestled within an Area of Outstanding Natural Beauty, the property enjoys an exceptional sense of peace and seclusion while commanding breathtaking panoramic views across the surrounding countryside and out to the sparkling waters of Mount's Bay.

Positioned between Cornwall's dramatic north and south coasts, the property is perfectly placed to enjoy the very best the peninsula has to offer. The nearby market town of Penzance, the principal commercial and cultural centre for the Land's End Peninsula, provides an excellent range of independent shops, cafés, restaurants, supermarkets, leisure facilities and schooling, together with a picturesque promenade overlooking Mount's Bay.

Renowned for its outstanding natural beauty, the Penwith Peninsula is characterised by a spectacular and ever-changing landscape of rugged granite cliffs, sweeping moorland, sheltered wooded valleys, golden sandy beaches and charming fishing villages. The coastline is punctuated by iconic destinations including Sennen Cove, Porthcurno, Mousehole and Lamorna, whilst the area is steeped in history, with ancient stone circles, engine houses and archaeological sites scattered throughout the countryside.

For those who enjoy the outdoors, the surrounding area offers an abundance of recreational opportunities. Miles of coastal and countryside walks can be enjoyed directly from the doorstep, including sections of the renowned South West Coast Path, while nearby beaches provide excellent opportunities for surfing, sailing, paddleboarding and wild swimming. The peninsula is also internationally recognised for its exceptional dark skies, making it one of the finest locations in the country for stargazing.

The renowned harbour town of St Ives, approximately seven miles away, is celebrated for its golden beaches, vibrant arts scene, independent boutiques and acclaimed restaurants, with attractions including the Tate St Ives and the Barbara Hepworth Museum adding to its enduring appeal.

Despite its tranquil setting, The Stables remains well connected. Penzance railway station offers regular mainline services, including direct trains to London Paddington, while the A30 provides convenient road access to the remainder of Cornwall and beyond, making this a superbly located home that successfully combines rural tranquillity with excellent accessibility.













THE PROPERTY

Beautifully converted, The Stables is an impressive and remarkably spacious barn that combines the charm and character of a traditional Cornish building with the comfort and efficiency of contemporary living. Thoughtfully designed with versatility in mind, the property benefits from underfloor heating throughout, powered in part by an array of solar panels, providing an energy-efficient home without compromising on style or comfort.

The accommodation is centred around a magnificent open-plan kitchen and dining room, undoubtedly the heart of the home and an ideal space for both everyday family life and entertaining. Generous in scale and flooded with natural light, the room provides ample space for a large dining table and relaxed seating, whilst the well-appointed kitchen offers an attractive and practical workspace with extensive cabinetry, quality work surfaces and integrated appliances.

Leading from the kitchen is an impressive sitting room, a wonderfully proportioned reception space that provides a more formal area in which to relax. The room enjoys an abundance of character and creates a welcoming atmosphere for all seasons.

Also situated on the ground floor is a contemporary shower room together with a highly versatile reception room positioned to the rear of the property. Featuring an attractive mezzanine level, this adaptable space is currently utilised as a home office but could equally serve as a fifth bedroom, guest suite, studio or hobbies room, offering flexibility to suit a variety of lifestyles and multi-generational living arrangements.

The first-floor accommodation continues to impress, comprising four generously proportioned double bedrooms. The principal bedroom and second bedroom both benefit from stylish en-suite shower rooms, whilst the remaining bedrooms are served by a well-appointed family bathroom, all finished to a high standard. The layout has been carefully considered to provide an excellent balance of private and communal living space, making the property equally suited as a substantial family home, an idyllic rural retreat or a luxurious second residence.

OUTSIDE

The property is set within approximately 1.2 acres of beautifully maintained gardens and meadow, enjoying a high degree of privacy together with far-reaching views across the surrounding countryside towards the sea. Predominantly laid to lawn and bordered by mature hedging, the gardens provide an idyllic setting for outdoor living, with a gate at the upper boundary offering direct access onto a public footpath across the surrounding moorland.

A charming timber-framed summerhouse, complete with a covered veranda, is perfectly positioned to take advantage of the spectacular outlook, while a substantial timber chalet with power and lighting offers excellent versatility as a home office, studio or hobbies room. The grounds are further complemented by a useful storage shed, metal storage container, free-standing solar panels and a generous tarmacadam parking area providing ample off-road parking for several vehicles.

SERVICES

Mains water and electricity, Ground source heating, Gas cooking, Private drainage.

VIEWINGS

Strictly by prior appointment with Stags West Cornwall 01736 223222

DIRECTIONS

From the A30 towards Penzance turn right entering Crowlas and onto the B3309 towards Ludgvan. Continue along the B3309 until you reach the Penzance – St.Ives road (B3311), turn left towards Penzance and continue until you reach Badgers Cross. Before dropping down into Gulval take the right road sign posted Chysauster and proceed for almost 2 miles. The Stables will be evident with a Stags Sign.

What3words ///skip.coast.monday

Approximate Gross Internal Area = 228.8 sq m / 2463 sq ft
Mezzanine = 9.5 sq m / 102 sq ft
Total = 238.3 sq m / 2565 sq ft

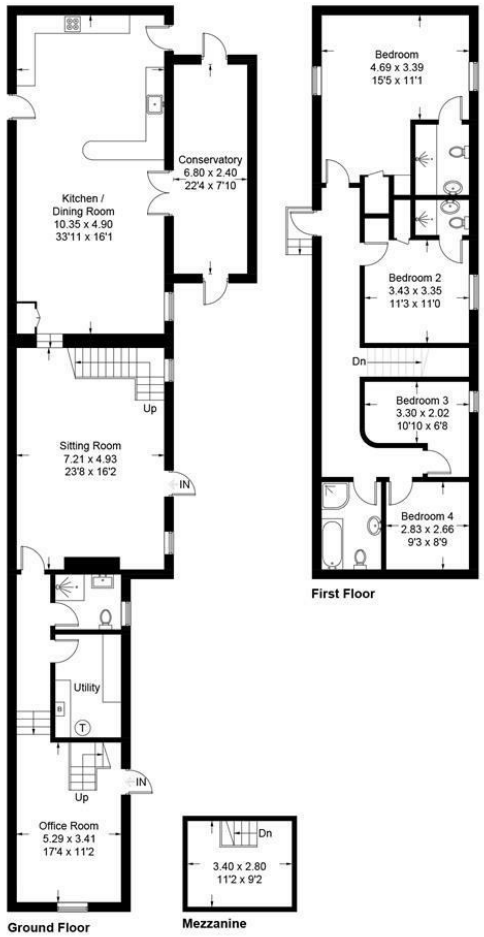
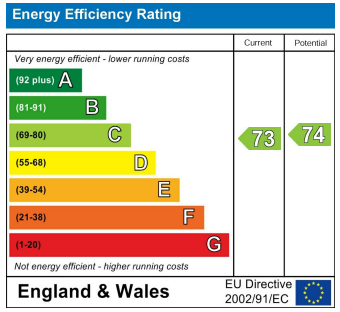


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1333279)



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