



Kenython Lane, St Just TR19

Guide Price £575,000



ANDREW
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Kenython Lane, St Just TR19

EXCEPTIONAL RENOVATION OPPORTUNITY *** GRAND 4 BED MAIN HOUSE *** ATTACHED 3 BED BUNGALOW *** APPROX 9 ACRES OF LAND & GARDENS *** AUCTION 5TH NOVEMBER ***





DESCRIPTION

Auction Guide Price – £575,000 Plus (Plus fees)

The property is to be offered online by Clive Emson Auctioneers on **05 November 2026**

To register to bid, view legal documentation or for general auction enquiries please contact the auctioneers or visit their website cliveemson.co.uk

KENYTHON HOUSE - 4 Bed , 3 Bath, 3 Reception Rooms plus approx 9 acres

Approached up an unmade lane and down a sweeping circular driveway, Kenyhton House is a once-grand home overlooking rolling fields and out to the sea, with 9 acres of land surrounding it in a most prominent position. The house is in need of repair and updating, but represents an awesome opportunity for buyers wanting a large home with additional 3 bed property, double garage, potting shed, walled garden and additional land all boasting fabulous views across West Penwith and out to sea.



With grand proportions, stripped pine doors and original features, this forever home offers exceptional potential for the right buyer. Accommodation downstairs comprises of a large hallway, dining room, large sitting room and sun room extension,

sizeable kitchen/diner with large bay window and inglenook fireplace, further rear reception, utility, pantry, and WC.

Up the beautiful, wide staircase to a half landing where there is a cloakroom/WC, and the stairs continue up to the main landing where there are four double bedrooms and a family bathroom. Two of the bedrooms have ensuite shower rooms, and the front rooms offer excellent views out to the coast across the gardens and land belonging to the property.

SEASCAPE - 3 Bed Bungalow

Attached to Kenyhton House is a deceptively large and characterful 3 bedroom bungalow that has an impressive open-plan living space with high, vaulted ceilings punctuated with large beams that extends out to a conservatory area. There are three double bedrooms and a family bathroom.

LAND & GARDENS

The land around Kenyhton House extends to approximately 9 acres, and was previously arranged as lawned gardens with various rockeries, terraces and a stunning walled garden with a potting shed. The land is wildly overgrown and now represents an opportunity to re-landscape to create something amazing. There is a double garage with roller doors that would make a

sizeable workshop adjacent to the walled garden.

LOCATION

Kenython House sits at the top of Kenython Lane with just one neighbour in the vicinity, but affords an excellent degree of privacy, sitting within 9 acres of land in an elevated position with expansive views in most directions and out to sea.

Kenython Lane is found between St Just and Botallack. St Just is a very popular town with a thriving community and a varied mix of busy shops and businesses. Properties here are predominantly granite cottages harking back to the tin mining era and St Just's prosperous heritage.

Boasting two fantastic butchers, four pubs, traditional grocers, and two convenience stores, St Just has all the essentials covered, as well as offering well-respected art galleries, popular eateries, and some stunning coastal walks nearby.

There is both a primary and secondary school in St Just, both rated as Good by Ofsted most recently. Penzance is approximately 8 miles away.











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