



Carne Cottage



# Carne Cottage

Zennor, St. Ives, TR26 3BU

Zennor 1 Mile, St. Ives, 5 Miles, Train Station 6 Miles

A truly unique opportunity to own arguably one of West Cornwall's most remote properties, commanding elevated views over both the north and south coast.

- Unique Offering
- Development Opportunity
- Circa 5 Acres
- Remote Location
- North Coast Views
- Permitted Development
- Freehold

## Guide Price £1,200,000

### SITUATION

Situated in an Area of Outstanding Natural Beauty, the village of Zennor is approximately five miles west of St. Ives, nestled along the wild and rugged north coast.

The scenic West Penwith moors provide a stunning backdrop to this charming village. Zennor is home to the Tinnars Arms pub and St. Senara's Church, renowned for its oak pew linked to the legend of the Mermaid of Zennor.

The nearby coastline features secluded coves and dramatic cliffs overlooking the Atlantic. Popular walking routes include the path to Zennor Head, offering views of Trevoze Head to the east and Pendeen Watch, and even the Scilly Isles to the west on clear days.

A two-mile trek along the Coastal Path leads to the culinary-famous Gurnard's Head pub.



## THE PROPERTY

In an unrivalled position this unique development opportunity offers stunning elevated views across the North Coast of Cornwall.

Situated in arguably West Cornwall's most remote plot, Carne Cottage enjoys true isolation surrounded by moorland.

Located at the end of almost half a mile of single track, Carne Cottage presents a development opportunity to own one of West Cornwall's most individual property's with permitted development granted to restore or redevelop subject to relevant permissions.

Carne Cottage is truly a one off property with a high degree of privacy and no public rights of way through the boundaries and enjoys circa 5 acres of land. .

Previously owned by prominent artists Bryan Wynter and Margo Maeckelbergh, both of which are exhibited in the Tate Gallery and drew inspiration from the location and landscape to create their art.

Carne Cottage can be developed immediately due to permitted development rights granted. The permitted development rights are to restore and substantially re develop, subject to relevant consents.

## DEVELOPMENT RIGHTS

PA22/00218 - Certificate of lawful use or development of: an extension to the rear of the dwelling; an art studio/home office/home gym; an outbuilding; a double garage, plant and store room; and a solar PV array. - Appeal Allowed on appeal.

More details available on request.

## VIEWINGS

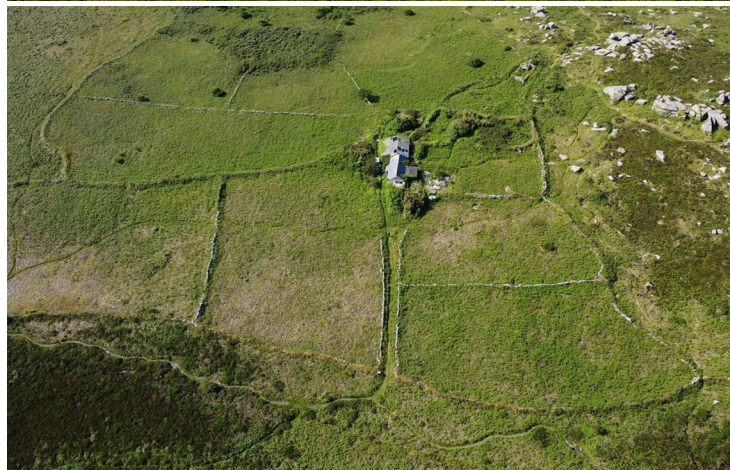
Strictly and only by prior appointment with Stags' West Cornwall on 01736 223222

## SERVICES

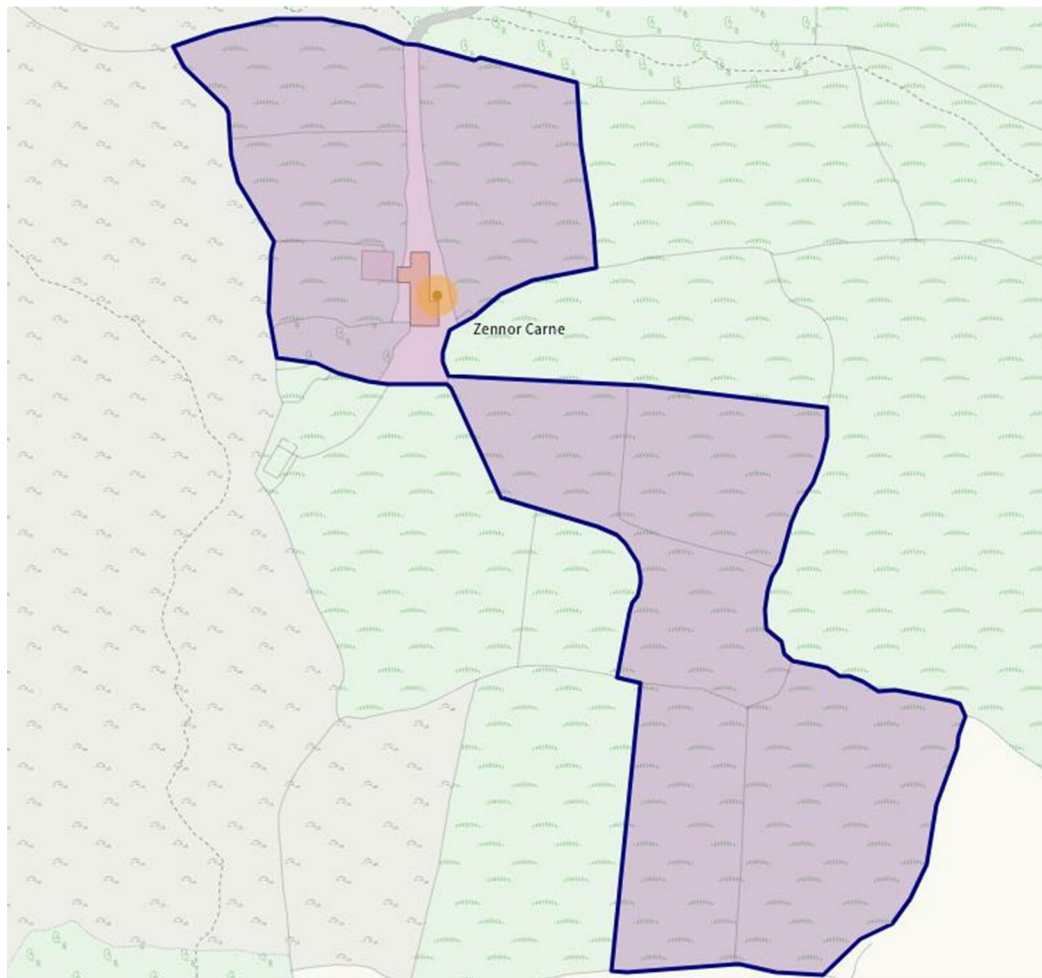
Private Drainage (type TBC)  
Water and Electricity TBC

## DIRECTIONS

The property is set into the landscape next to Zennor Carne. The property is currently accessible only by foot. due to the vehicular access track being overgrown. Consent has been given by Natural England to reinstate the access track from the B3306 to the cottage.



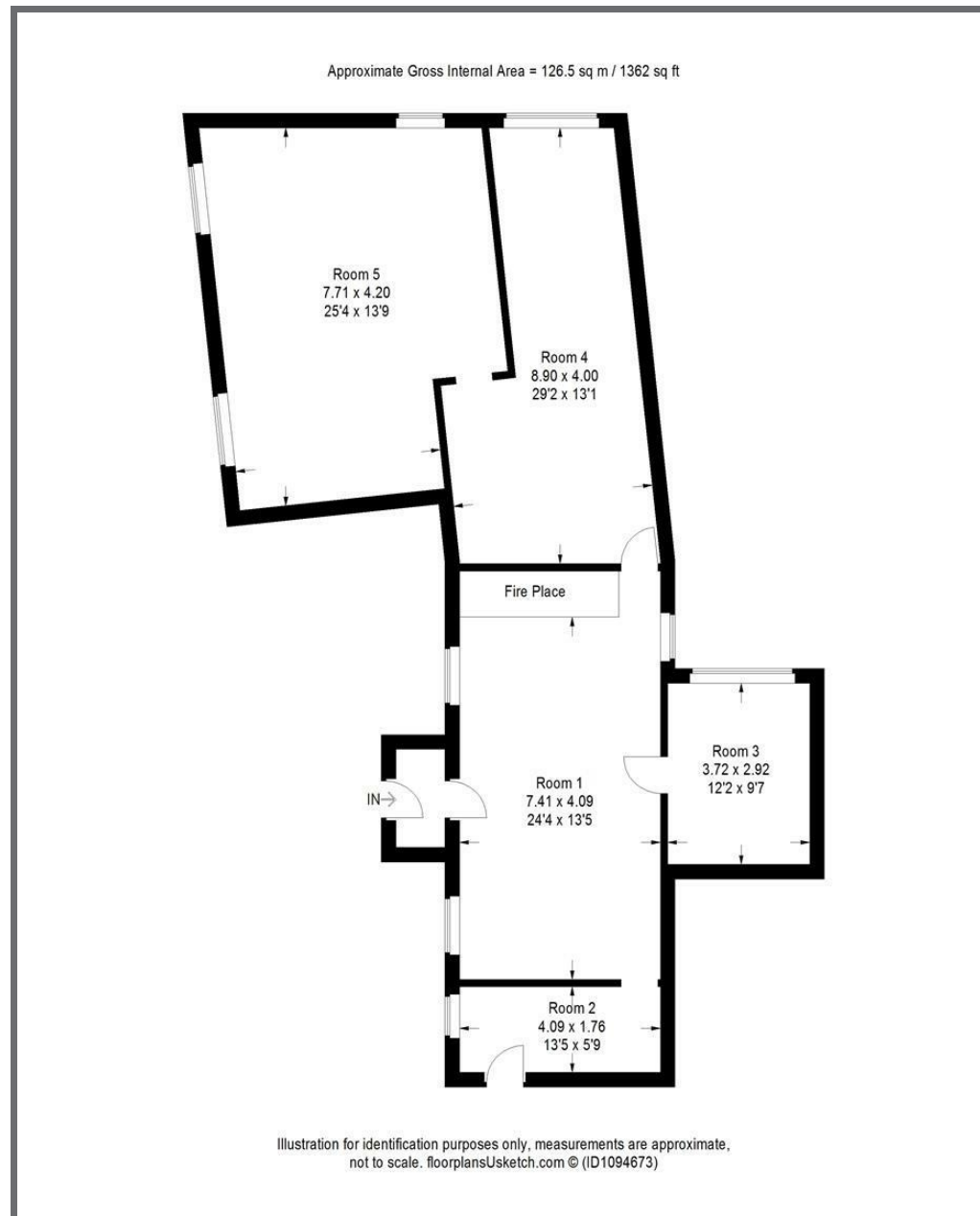
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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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