



Kerrowe Farm,
Zennor, St Ives

LODGE & THOMAS
ESTABLISHED 1892

Kerrowe Farm,

Zennor, St Ives, Cornwall TR26 3DB

Guide Price - £550,000 Freehold

- A period Grade II Listed farmhouse requiring refurbishment
- Traditional barns with potential to convert, subject to planning
- Grounds extending to 14 acres or thereabouts
- Extensive sweeping countryside views towards the coast
- No forward chain

An increasingly rare opportunity to acquire a former farmstead, requiring extensive renovation, together with a barn with conversion potential (subject to planning), set in gardens and grounds extending in all approximately to 14 acres. The property is located in an enviable position with far-reaching countryside and coastal views, in an Area of Outstanding Natural Beauty.



The Property

A Grade II Listed cottage style farmhouse forming part of a historic hamlet of Kerrowe. Having been in the same family ownership for over 60 years, the property now requires a programme of refurbishment throughout. The property is constructed of traditional stone elevations with exposed granite lintels and quoins, under a pitched slate roof, with a later 19th Century lean-to extension to the side.

The accommodation briefly comprises: To the ground floor - entrance hall; living room with beam ceiling, window seat, fireplace with wood burner; lounge with beam ceiling, window seat and open fireplace; back kitchen with beam ceiling; farmhouse kitchen with a range of fitted wall cupboards and base units. To the first floor – two double bedrooms; single bedroom and family bathroom.

To the front of the house there is a small garden area and a pathway to the road. To the rear of the house extensive views are enjoyed over the surrounding countryside and along the coastline.

The property is accessed directly off the county highway, and parking for several cars.



Outbuildings

To the side of the garden is a single storey range of Grade II Listed stone built former piggeries and calf houses, with slate roof coverings and the remains of what is believed to be former cart house and piggeries to the rear. Across the road is a former garage (10.2m x 3.76m).

The barns offer alternative residential or commercial uses, subject to obtaining the requisite planning permissions.

The Land

The land extends approximately 13.8 acres, divided either side of the road. Approximately 6.6 acres lies to the rear of the house, bounded in the main by traditional Cornish hedge banks and laid to pasture, with panoramic far- reaching countryside and coastal views. The land to the south, extends to 7.14 acres or thereabouts and is divided into several enclosures and is in rewilded state.



Agents Note

It is felt this property would not be mortgageable with mainstream lenders due to the renovation required. Alternative finance options maybe available.

EPC F Council Tax Band C

Services

Mains electricity. Private shared drainage. LPG heating. We understand mains water is not connected to the house but is in the vicinity. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way

The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

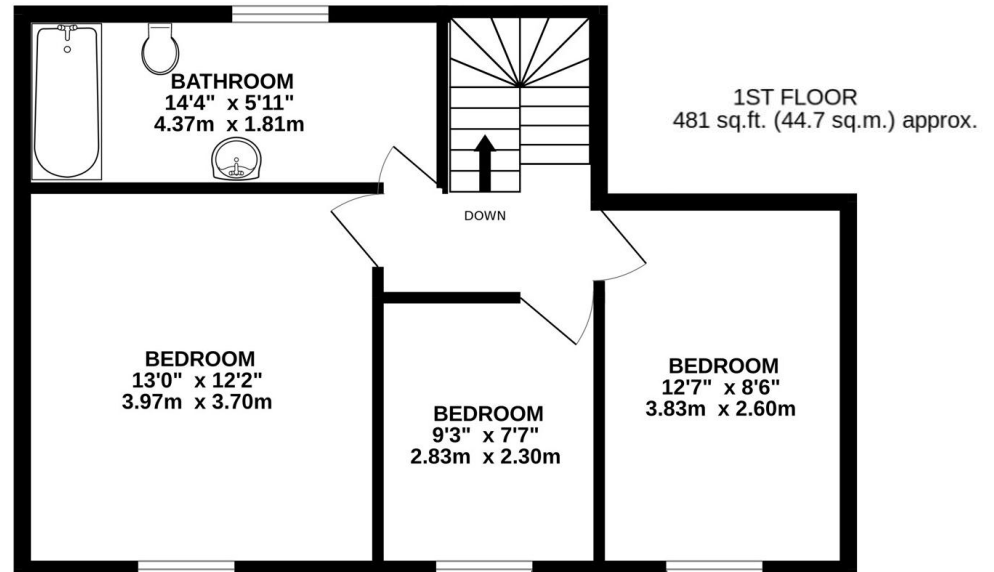
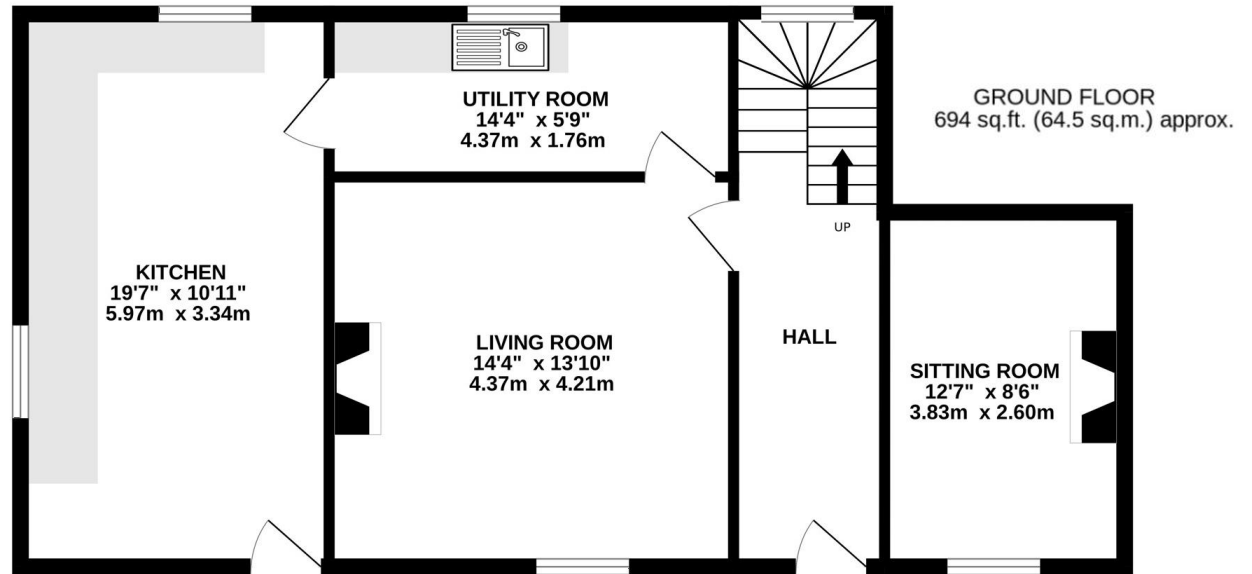
Agent's Note: A neighbour has a right to park a car in the parking area for a fixed period. Further details on request.

Particulars & Plan

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

Photographs

Taken Summer 2024



Location

Located to the west of the village of Zennor, Kerrowe Farm forms part of a historic farming settlement and lies in an enviable position enjoying far-reaching views over the countryside towards the north Cornish coast and Gurnards Head to the west. The area is renowned for its extensive walks over the West Penwith hills and the along the clifftops taking in the breathtaking views of the West Cornish coastline. The property lies approximately 5 miles from St Ives and 7 miles from Penzance. St Ives, once a bustling fishing port, is now a picturesque harbour town and a mecca for artists, sculptors and potters, and an all year round tourist destination, with easy access off the A30. Penzance on the south coast, provides access to the mainline railway line to London Paddington and a seasonal ferry service to the Isles of Scilly. St Ives and Penzance boast a wide range of retail and professional services along with educational and leisure facilities.

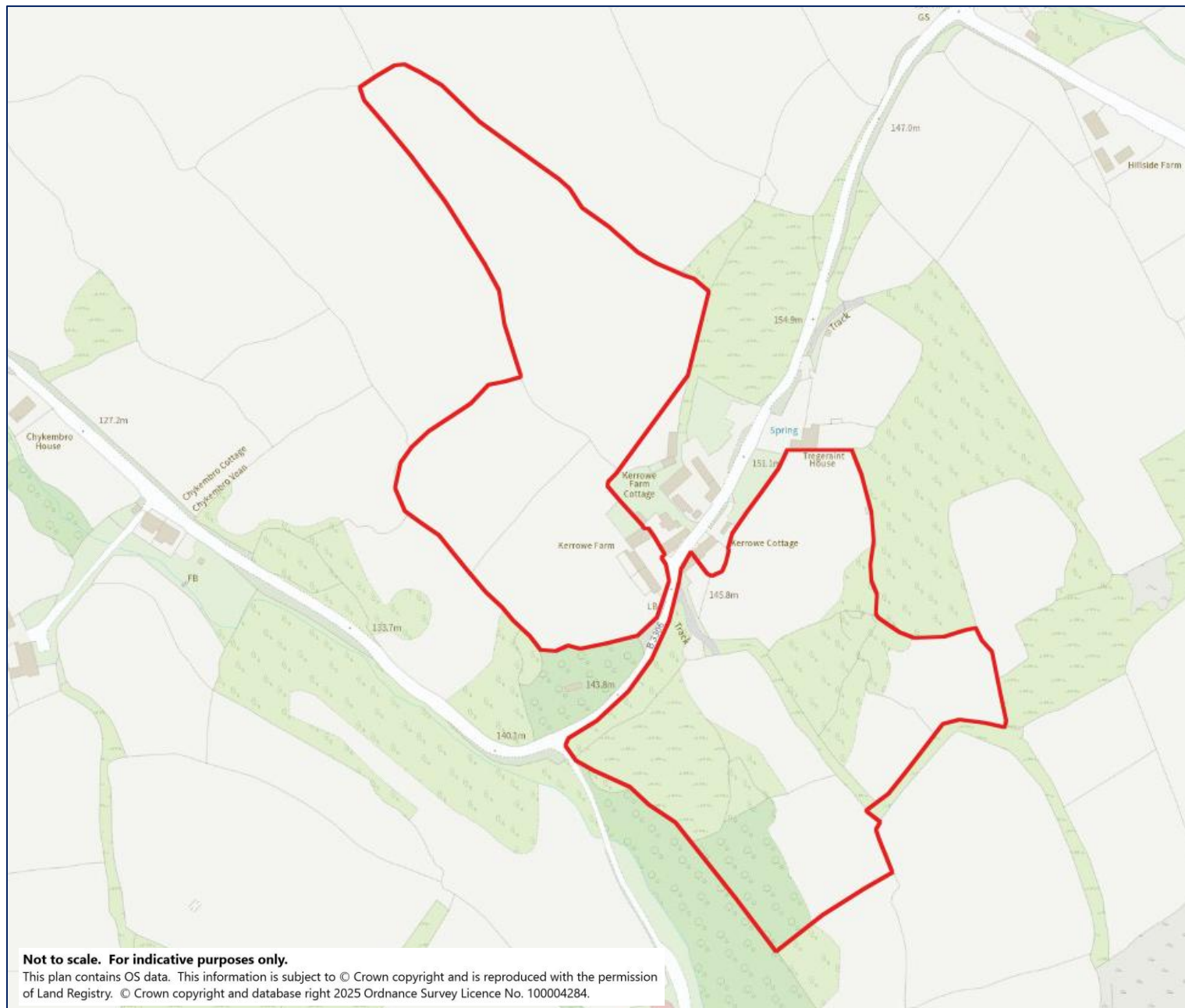
Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722
email: property@lodgeandthomas.co.uk

Directions

From St Ives take the B3306 coast road to Zennor and after driving through the village Kerrowe Farm will be found a short distance on the right hand side as marked by a Lodge & Thomas For Sale board.

[what3words///browser.polar.harvest](https://www.what3words.com/browser/polar.harvest)



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