



Hillside Farm



SITUATION

The land at Grumbla occupies a peaceful rural setting on the edge of the hamlet of Grumbla, beneath the slopes of Bartinney Downs and within easy reach of the spectacular West Cornish coastline. Situated in the heart of the Penwith Peninsula, the area is renowned for its unspoilt countryside, dramatic coastal scenery and traditional Cornish character, offering an appealing balance of rural tranquillity and accessibility.

The nearby village of Sancreed is known for its attractive countryside, historic church and strong sense of community, whilst the towns of St Just and Penzance are both approximately four miles away. St Just offers a good selection of everyday amenities, including shops, cafés, public houses and schooling, while Penzance serves as the principal commercial centre for the area, providing a more comprehensive range of retail, leisure and professional facilities, together with a mainline railway station offering direct services to London Paddington.

The surrounding Penwith Peninsula is designated as a National Landscape, formerly known as an Area of Outstanding Natural Beauty, and is celebrated for its rugged coastline, picturesque fishing coves, sandy beaches and extensive walking routes. The popular beach at Sennen Cove is within easy reach, renowned for its golden sands, excellent surfing conditions and scenic coastal walks.

West Cornwall also boasts a rich cultural heritage, with notable attractions including the world-famous Minack Theatre at Porthcurno, the galleries and artistic heritage of Penzance, and Tate St Ives. Combining a beautiful rural setting with convenient access to established local amenities, the coastline and the wider attractions of West Cornwall, Grumbla represents an appealing location for those seeking a connection with the Cornish countryside.

DESCRIPTION

Extending to approximately 12.9 acres, the land comprises productive pasture fields set within an attractive rural landscape, enjoying outstanding views across the surrounding countryside. The various enclosures are defined by traditional stone-faced bank boundaries, reflecting the area's established Cornish hedging character and providing natural divisions throughout the land.

The pasture was re-sown with a traditional ley in 2020 and has since benefited from a range of sustainable agricultural practices designed to improve soil health, manage water runoff and encourage biodiversity. These include the creation of swales to assist with water management, the retention of hedgerows to help reduce soil erosion and support wildlife, and the establishment of native tree shelter belts. A paddock-based mob-grazing system has also been introduced, promoting considered livestock management and a holistic approach to maintaining soil quality.

A particularly notable feature is the surrounding landscape and its emphasis on conservation. The majority of the neighbouring land to the south, west and northwest is owned and managed by Cornwall Wildlife Trust as part of Bartinney Nature Reserve, where conservation grazing is undertaken using native-breed cattle and ponies. To the north, privately owned land comprises lightly managed young woodland, while the land to

the east has been rewilded and is privately managed to provide valuable bird habitat. This surrounding mosaic of conservation land, woodland and wildlife habitat creates a natural buffer around the farm, supporting ecological connectivity and providing established wildlife corridors extending into the property. It also offers an attractive setting for those seeking to pursue an organic or nature-led approach to land management, although any specific certification or farming protections would be subject to the relevant requirements.

Accessed via an unmade ancient Golden Byway, the land also benefits from connections to a network of appealing walking and riding routes through the surrounding countryside. Offering considerable versatility for agricultural use, smallholding or equestrian purposes, subject to any necessary consents, this attractive parcel of land combines productive pasture, established conservation surroundings and a thoughtful approach to sustainable land management in a particularly appealing rural setting.

THE BARN

Completed in 2022, the substantial agricultural barn measures approximately 90ft x 40ft, providing versatile space to support a variety of agricultural and smallholding activities. The building offers potential for diverse agricultural production, including the cultivation of vegetables and flowers. The surrounding land is also suited to rotational paddock systems, accommodating rare-breed livestock and supporting pasture-raised meat production.

AGENTS NOTE

PA22/03259 - Planning permission is in place for a separate stable block - 4 stables and a tack room - 12ft x 60ft granted in June 2022

PA22/05698- Planning Permission granted for the erection of a shed and a field shelter

A public foot path does cross the top paddock of the land.

SERVICES

Private water
Electricity is in the vicinity.

VIEWINGS

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

DIRECTIONS

What3words://district.airbase.pegas

Sennen 6 Miles - Penzance 5 Miles

Rare opportunity to purchase approximately 13 acres of pasture land with substantial modern barn in the heart of the Penwith Peninsula.

- Circa 13 acres
- Modern Barn
- Outstanding Views
- Rural Location
- Well Managed Land
- Equestrian
- Freehold

Guide Price £275,000





Promap

LANDMARK INFORMATION

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Plotted Scale - 1:1250. Paper Size - A4

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(48-54) E		
(39-47) F		
(1-38) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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