



Spring Hollow Lemon Street, St Keverne, TR12 6NG

£495,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Spring Hollow Lemon Street

- THREE BEDROOM BARN CONVERSION WITH ONE BEDROOM ANNEXE
- CHARACTERFUL STONE PROPERTIES
- BEAUTIFULLY FITTED KITCHEN AND FAMILY BATHROOM
- SELF-CONTAINED ANNEXE WITH INCOME POTENTIAL
- LANDSCAPED GARDENS, GARAGE AND AMPLE PARKING
- CLOSE TO THE VILLAGE SQUARE AND COASTAL WALKS
- FREEHOLD
- COUNCIL TAX C
- EPC F24 ANNEXE EPC C71

Situated within an attractive courtyard setting just moments from the village square in the highly sought-after coastal village of St Keverne, these delightful properties with their lovely stone work, present a rare opportunity to acquire a versatile family home with a self-contained one-bedroom annexe. The properties benefit from double glazing, the main property has a wet electrical central heating system with the annexe being warmed by electric wall mounted heaters.

Full of character and charm, the main house offers welcoming accommodation comprising an entrance porch, a cosy open-plan sitting and dining room featuring a wood-burning stove, and a beautifully fitted kitchen. Upstairs are three well-proportioned bedrooms and a family bathroom.

The adjoining annexe provides excellent independent accommodation, ideal for a dependent relative, guest suite, holiday letting, or additional rental income. It comprises an open-plan living area with fitted kitchen, a double bedroom, a shower room, and a generous storage space.

Outside, the property continues to impress with beautifully landscaped gardens featuring mature planting, creating a lovely outdoor environment. There is ample off-road parking for several vehicles, together with a spacious garage.

St Keverne is a thriving and welcoming village offering an excellent range of everyday amenities, including a post office, doctor's surgery, general stores, butcher, restaurant, two traditional public houses, a church, and a primary school. The village is also renowned for its celebrated brass band and strong sense of community.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)







PART GLAZED DOOR

With leaded window to

ENTRANCE PORCH

With coat hanging space, storage cupboard and bespoke seat with storage under, window to the side aspect, exposed stone effect vinyl flooring and panelled glass door to -

LOUNGE/DINING ROOM 29'2" x 14'0" (8.9 x 4.27)

A characterful and welcoming reception room featuring exposed ceiling beams and an attractive stone fireplace with an impressive granite lintel, timber mantel, and a wood-burning stove set on a slate hearth.

Windows to the front and side aspects provide plenty of natural light, complemented by a combination of wall lights, dimmable inset and pendant lighting. A glazed panel door leads back to the entrance porch.

KITCHEN 15'1" x 9'8" (4.62 x 2.96)

Beautifully fitted with a range of jade green base, drawer and wall units complemented by wood-effect worktops incorporating a sink and drainer with mixer tap. Integrated within the layout is space for a dishwasher, washing machine, tumble dryer and fridge/freezer, together with a Range-style cooker with an extractor hood above. Attractive tiled splashbacks complete the kitchen, while a stable-style door and window to the front aspect enjoy views over the delightful courtyard garden. The room is illuminated by a ceiling spotlight array.

From the lounge/diner an open tread staircase leads to -

FIRST FLOOR

LANDING

With loft hatch to the roof space which has a fitted extendable ladder and light, airing cupboard which houses the immersion with slatted shelving and storage, doors to -

BEDROOM ONE 13'10" x 11'9" maximum measurements (4.22 x 3.59 maximum measurements)

With built-in wardrobe and windows to both the front and rear aspect.

BEDROOM TWO 13'9" x 9'1" (4.21 x 2.79)

With a sink in a vanity unit, built-in wardrobe and window to the front aspect.

BEDROOM THREE 9'5" x 6'11" (2.88 x 2.11)

With window to the front aspect and built in wardrobe that also houses the electric central heating boiler.

BATHROOM

Well appointed with a panelled bath featuring a Mira electric shower over and tiled surround, low-level W.C. and pedestal wash hand basin. Additional features include a shaver socket, extractor fan, electric heated towel rail, and a skylight with an attractive display shelf beneath, allowing natural light into room. The bathroom is finished with tiled walls, stone-effect vinyl flooring and a glass display shelf.

THE ANNEXE

PART GLAZED DOOR TO

ENTRANCE

With coyer matting opening out onto -

OPEN PLAN KITCHEN/LIVING AREA 19'3" x 11'2" (5.89 x 3.42)

An inviting open-plan living space enjoying windows to both the front and side aspects. At one end is a well-appointed kitchen fitted with a range of wood-effect base, drawer and wall units, complemented by stone-effect worktops incorporating a stainless steel sink and drainer. Spaces are provided for a cooker and fridge/freezer, while a breakfast bar offers an ideal spot for dining. A generous storage cupboard provides shelving together with space and plumbing for a washing machine. From the living area, a door leads through to the bedroom.

BEDROOM 11'10" x 9'1" (3.61 x 2.78)

With a loft hatch to the roof space, window to the front aspect and overhead storage cupboards. There is also an exposed beam to the ceiling that adds character. Door to-

SHOWER ROOM

With walk-in tiled shower cubicle with Triton electric shower over, W.C., wash hand basin set into a vanity unit with storage, shaver socket with light, part tiling to the walls, stone effect vinyl flooring, electric towel rail. Generous cupboard with slatted shelving and tubular heater, door to -

LARGE WALK-IN STORAGE CUPBOARD

With shelves, power, light, stone effect vinyl flooring and electric panel heater.

OUTSIDE

The property is approached via a gated entrance leading to a generous driveway providing off-road parking for several vehicles. Both the main house and the annexe enjoy their own enclosed garden areas, thoughtfully landscaped with a combination of patio seating areas and well-stocked flower beds featuring a variety of mature trees, shrubs and established planting, creating attractive spaces for outdoor relaxation.

To the front of the annexe is a lawned garden, while to the rear of the property there is a useful outbuilding incorporating a W.C. and wash hand basin. The courtyard also benefits from an outside tap and external power points, adding further practicality.





GARAGE 23'11" x 11'1" (7.3 x 3.4)

With an electric up and over remote controlled door, window to the side aspect, power and light.

SERVICES

Mains water, electricity and drainage.

AGENTS NOTE ONE

We are advised by the owners that the annexe known as Forget Me Not has permissions to be holiday accommodation.

AGENTS NOTE TWO

We are advised by the owner that Forget Me Not has an asbestos roof with spray foam insulation.

WHAT3WORDS

blocking.passports.winded

ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale

COUNCIL TAX

Council Tax Band C with the annexe being A.

DATE DETAILS PREPARED.

17th July 2026.

MOBILE AND BROADBAND

To check the broadband coverage for this property please visit - <https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit - <https://checker.ofcom.org.uk/>

PROOF OF FINANCE - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

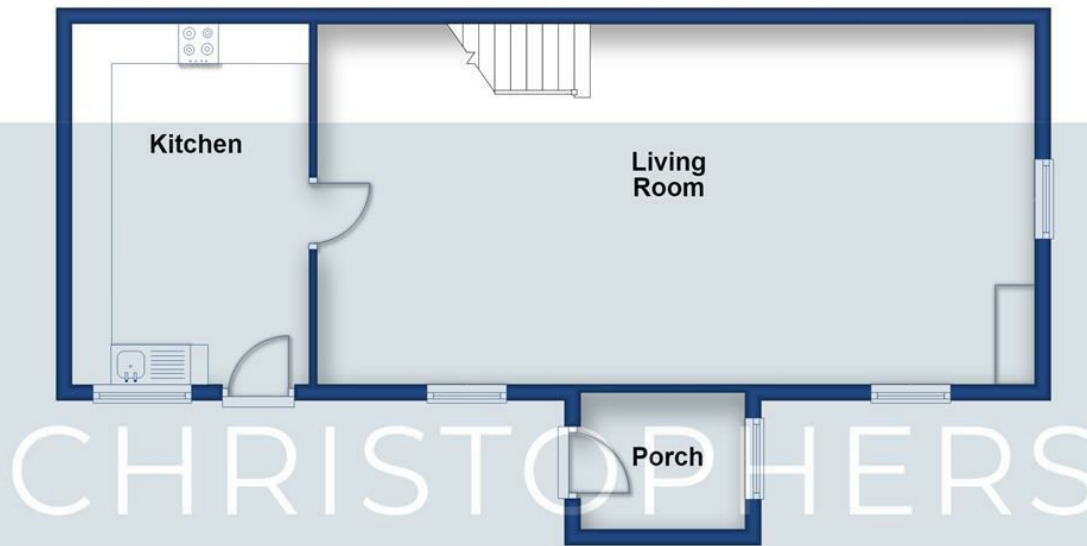
AGENTS NOTE THREE

We are advised that the annexe is not suitable for a permanent tenant rental.



Ground Floor

Approx. 58.6 sq. metres (630.9 sq. feet)



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First Floor

Approx. 54.8 sq. metres (590.4 sq. feet)



Total area: approx. 113.5 sq. metres (1221.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E		
(21-38) F	24	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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