



Milldowns Farm, Newmill,  
Penzance, Cornwall, TR20 8UZ









**MILLDOWNS FARM, NEWMILL, PENZANCE, CORNWALL, TR20 8UZ**

**£985,000 FREEHOLD**

**\* THREE BEDROOM MAIN HOUSE \* TWO ONE BEDROOM HOLIDAY LETS \***

**\* COUNTRY AND SEA VIEWS \* APPROXIMATELY 1.5 ACRES \* ONE BEDROOM ANNEXE \***

**\* VARIOUS OUTBUILDINGS \* AMPLE PARKING \* STUNNING LOCATION \***

**\* EPC FARMHOUSE: G \* APPROXIMATELY 119 SQUARE METRES \* COUNCIL TAX BAND C \***

**\* EPC BRAMBLE BARN = C \* COUNCIL TAX BAND = RATED FOR BUSINESS USE (PREVIOUSLY BAND B) \* APPROXIMATELY 55 SQUARE METRES \***

**\* EPC FOXGLOVE BARN = C \* COUNCIL TAX BAND = RATED FOR BUSINESS USE (PREVIOUSLY BAND B) \* APPROXIMATELY 55 SQUARE METRES \***

Situated in an Area of Outstanding Natural Beauty between the picturesque villages of Zennor and Newmill, and approximately equidistant from both the north and south coast of the Penwith Peninsula, is this detached three bedroom granite farm, with attached annexe, two successful holiday lets and large gardens with workshops and stable and a variety of garages.

The detached farmhouse, dating back to the 1600s, comprises of accommodation to include large kitchen with Inglenook fireplace leading into lounge/dining room, again with Inglenook fireplace with inset wood burner. There are three double bedrooms and bathroom on the first floor, of which the first floor bedrooms enjoy views to both the south and north coast. Door from the kitchen leads into auxiliary accommodation, which comprises of one bedroom lounge/kitchen and shower room, also giving separate external access, ideal for extended family or those looking for independent living.

As you approach the farmhouse there are Bramble and Foxglove Barns, which are two stunning, single storey, stone built, converted barns. These semi detached barns have been converted into a one bedroom cottages, each offering off road parking, private enclosed gardens and outdoor sitting areas. The interior of both barns is finished to a high standard, featuring spacious double bedrooms, open plan kitchen and living areas and modern shower rooms.

Across from Foxglove and Bramble there is a workshop, which was a single storey former milking parlour, now repurposed as a versatile workshop, and offering three distinct working areas. To the rear of the workshop there are three barn/garages which are perfect for additional workshop space and capable of housing multiple vehicles, an ideal solution for a variety of uses from vehicle storage, recreational activities, or further work areas.

The property is set within one and a half acres of beautifully landscaped gardens. The gardens are thoughtfully divided into several areas and designed to enhance the experience for the main farmhouse and the two holiday lets. The main house boasts private lawn, surrounded by mature shrubs and there is a further paddock with a two horse stable.

**FARMHOUSE:** Double glazed door to rear into:

**KITCHEN:** 14' 3" x 11' 3" (4.34m x 3.43m) Double glazed window, base units with worksurfaces over, Belfast sink, slate floor, Inglenook fireplace, cupboards to either side, door to pantry, stairs rising with cupboards below, further doors to:

**LOUNGE:** 22' 9" x 10' 4" (6.93m x 3.15m) Two double glazed windows to front, slate floor, radiator, Inglenook fireplace with inset wood burner.

**FIRST FLOOR LANDING:** PIV system, doors to:

**BEDROOM ONE:** 12' 5" x 10' 3" (3.78m x 3.12m) Double glazed window to front, radiator, views towards the coast.

**BEDROOM TWO:** 10' 2" x 9' 9" (3.10m x 2.97m) Double glazed window to front, radiator.

**BEDROOM THREE:** 11' 5" x 9' 1" (3.48m x 2.77m) Double glazed window to rear, radiator, stairs to loft space.

**BATHROOM:** Double glazed window to rear, radiator, pedestal wash hand basin, WC, free standing bath with mixer shower over.

Door from house goes into:

**ANNEXE ACCOMMODATION:**

**KITCHEN/LIVING ROOM:** 13' 0" x 9' 0" (3.96m x 2.74m) Two double glazed windows, electric radiator, kitchen units with roll top worksurfaces and tiling over, stainless steel sink, tiled floor. Door to:

**BEDROOM:** 9' 6" x 9' 2" (2.90m x 2.79m) Two windows, electric radiator.

Door from kitchen into:

**HALLWAY:** Further door to outside and:

**SHOWER ROOM:** Walk in fully tiled shower cubicle, WC, pedestal wash hand basin, heated towel rail, built in cupboard.

**BRAMBLE BARN:** Stable door into:

**HALLWAY:** Underfloor heating throughout, doors to cupboard housing hot water tank.

**BEDROOM:** 13' 9" x 11' 4" (4.19m x 3.45m)  
Double glazed window to front.

**SHOWER ROOM:** Fully tiled shower cubicle, WC, pedestal wash hand basin, double glazed window to rear.

**KITCHEN:** 13' 9" x 11' 1" (4.19m x 3.38m) Double glazed window to front, island with worksurface over, range of base and wall mounted units with worksurfaces and splashback, sink, integral washing machine, dishwasher, fridge, cooker and hot. Kitchen opens into:

**LIVING ROOM:** 12' 0" x 11' 4" (3.66m x 3.45m) Further door into rear lobby with stable door onto rear garden.

**FLOXGLOVE BARN:** Double glazed door into:

**KITCHEN/LIVING AREA:** 19' 0" x 18' 3" (5.79m x 5.56m) Double glazed window to front, stable door to rear, cupboard housing hot water tank, base and wall units with worksurfaces over, integral cooker, hob, dishwasher, fridge and washing machine, underfloor heating.

**BEDROOM:** 12' 6" x 11' 3" (3.81m x 3.43m) Two windows to front.

**EN SUITE:** Fully tiled shower cubicle, double glazed window, towel rail, vanity wash and basin, WC.

**OUTSIDE:** Fully enclosed garden and parking to the rear. To the front of both Bramble Cottage and Foxglove Barn there is raised patio. The opposite side of the farmhouse there is a:

**SINGLE STOREY WORKSHOP:** Divided into three. Double glazed door into:

**OFFICE:** 10' 11" x 9' 2" (3.33m x 2.79m)

**WORKSHOP TWO:** 19' 6" x 11' 4" (5.94m x 3.45m) Further double glazed door to outside.

**WORKSHOP ONE:** 23' 6" x 13' 6" (7.16m x 4.11m) Windows to front and rear.

To the rear of the workshops there are three individual garages, partially constructed of wood, block and metal

**GARAGE ONE:** 50' 10" x 6' 10" (15.49m x 2.08m)

**GARAGE TWO:** 50' 10" x 11' 6" (15.49m x 3.51m)

**GARAGE THREE:** 33' 2" x 7' 6" (10.11m x 2.29m) Divided into two, including a store which is 17' 6" x 10' 0" (5.33m x 3.05m)

**OUTSIDE:** Both Bramble Barn and Foxglove Barn have parking and enclosed gardens. The main farmhouse has a lawned area to front and meadow to the side leading to the stable.

**SERVICES:** Mains electricity, private water and drainage.

**DIRECTIONS:** Via "What3Words" app: ///necklaces.spinning.tastier

**AGENTS NOTES:** As the owner is a corporate client, they can not verify any of the information supplied. We understand from Openreach website that Full Fibre Broadband (FTTP) is available to the property. We tested the mobile phone signal for O2 which was poor. The property is built of granite under a tiled roof. The two barns are built of cavity wall, granite face under a tiled roof.

**MARSHALL'S PARK LANE OFFICE:** 0207 0791476

**LOCAL AUTHORITY:** Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

**ANTI MONEY LAUNDERING REGULATIONS:** It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

**PROOF OF FINANCE:** Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance  
01736 360203

Mousehole  
01736 731199

Carbis Bay  
01736 795040

Camborne  
01209 715672

Hayle  
01736 756627

Lettings  
01736 366778



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