



The Countryman



Carbis Bay 2.1 Miles St Ives 2.4 miles
Penzance 6 Miles

For Sale by Online Auction - Substantial Guest House with owners accommodation and detached ancillary set in over an acre of grounds on the outskirts of St. Ives.

- Online Auction End Date 6th May @ 4.30pm
- Rural Setting
- Gardens
- Ample Parking
- Guest Accommodation
- Ancillary Accommodation
- Flexible Layout
- Farm Shop
- Freehold
- Council Tax Band A and Business Rated

Auction Guide
£775,000

METHOD OF SALE

The property will be offered for sale by Online Traditional Auction (unless sold prior.) The auction end date is 6th May at 4.30pm.
The vendor reserves the right to withdraw or alter the property for sale prior to the auction end date. The property can be accessed via our website - stags.co.uk on the Auction Page.

SITUATION

The Countryman enjoys a prime location on the outskirts of the ever-popular St Ives, nestled along the scenic country road. Offering the perfect balance of tranquillity and convenience, it sits just beyond the town's bustle while remaining moments from its stunning beaches and dramatic coastline.

THE PROPERTY

Spanning 4,500 sq ft over three floors on roughly one acre of landscaped gardens, this property offers mature lawns, shrubs, and trees for a peaceful retreat.

A gravelled front parking area leads to a welcoming foyer and bright, spacious interiors. The ground floor includes a dining room (currently The Countryman's breakfast room), a characterful lounge with a wood-burning stove, a bar flowing into a sunroom with garden views, a utility/storage room, WC, rear access, and both a modern commercial kitchen and private pantry.

The first floor combines guest and owner accommodations: three en-suite guest rooms, a storeroom/office, and private owner's quarters with two bedrooms, a sitting room with garden access, and a family bathroom.

The second floor features three double bedrooms, each with en-suite, maintaining the property's high-quality finish throughout.

Ancillary Accommodation

In addition to the main residence and guest accommodations, the property also features a charming, self-contained detached one-bedroom ancillary unit.

OUTSIDE

Set within approximately 1.5 acres, The Countryman is discreetly tucked back from a quiet country road, nestled within its own gardens. The grounds offer a variety of serene spaces for relaxation or entertaining, providing a true countryside retreat.

At the front of the property, a spacious gravelled area—currently used for guest parking—is bordered by traditional Cornish hedging, offering both privacy and charm. To one side of the entrance, a versatile outbuilding, currently operating as a farm shop, adds to the property's appeal.

Wrapping around three sides of the house, the expansive rear garden is predominantly laid to lawn, interspersed with mature trees and established shrubs. This beautifully landscaped space creates a peaceful sanctuary, perfect for enjoying the tranquility of the surroundings.

SERVICES

Mains Water, Electric and Private Drainage.

VIEWINGS

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

DIRECTIONS

From the A30 at St. Erth, follow the signs towards St. Ives. At the mini roundabout take the lefthand turn onto Mill Hill, and continue for around 2.5 miles. The Countryman will be evident on your lefthand side.

PROOF OF IDENTITY

Under Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on any person that intends to bid at auction. There will be a requirement for all bidders to register via the online sales site and complete the ID checks. There is no charge for registration.

BUYERS & ADMINISTRATION FEES

The successful purchaser(s) will be liable to pay the Buyers Fee and Administration Fee, collected by Bamboo Proptech immediately post auction.
Buyers Fee - £2,400 inc VAT (retained by Stags/Bamboo Proptech as a contribution towards the online platform costs.)
Additional Administration Fee - £1,200 inc VAT.

DEPOSIT PAYMENT

Where stated on the property listing, you agree that Bamboo may pre-authorise your card for the amount of the Buyer's fee and 10% Deposit. You will only be charged if you are the winning buyer. We will release the pre-authorisation at the end of the auction. Your card issuer may take up to 10 working days for this amount to be available to you in your account.

LEGAL PACK

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. Prospective purchasers will need to register with the Bamboo Proptech online platform in order to download the legal pack. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Prospective purchasers are strongly advised to inspect the legal documentation, this will/may contain material information regarding the property, and to consult legal advice prior to bidding.

COMPLETION

The completion date will be as dictated by the solicitor and included in the legal pack.

SOLICITOR ACTING

Rosina Benney of Pullen Davies Solicitors.
rosina@pullendaviessolicitors.co.uk / 01872 553131

DEFINITION OF AUCTION GUIDE & RESERVE

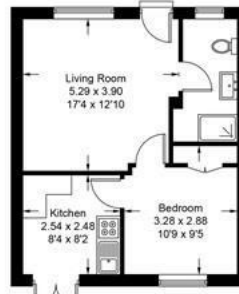
Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Guide prices may change at any time prior to the auction.

SPECIAL CONDITIONS OF SALE

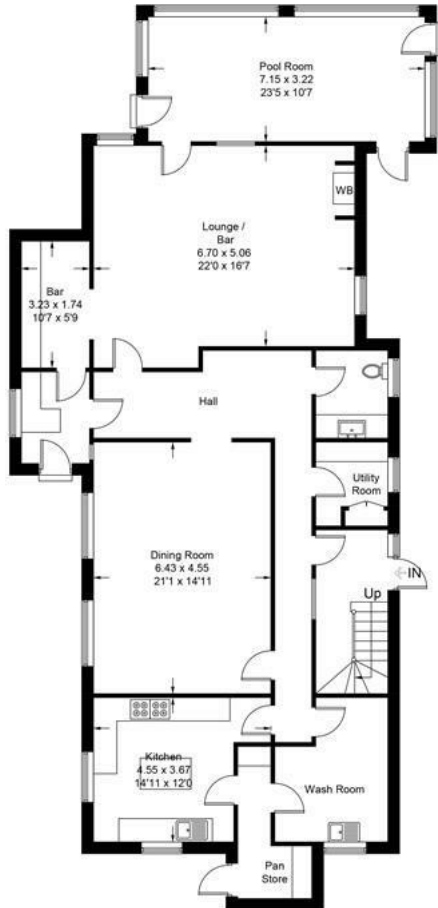
Particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale/auction information pack and in case of any inconsistencies the provisions of the latter shall prevail. Special conditions of sale/auction information pack is available online. It is assumed that the Purchaser will have made all necessary enquiries prior to the auction.



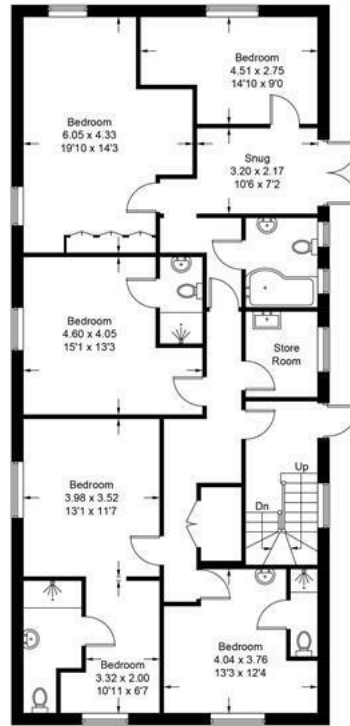
Approximate Gross Internal Area = 389.9 sq m / 4197.1 sq ft
 Outbuilding = 34.7 sq m / 373.6 sq ft
 Total = 424.6 sq m / 4570.7 sq ft



Ground Floor
 (Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1185179)

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
105-120	A		
81-104	B		
65-80	C		
49-64	D		
33-48	E		
17-32	F		
1-16	G		

Net energy efficient - higher scoring coats

England & Wales EU Directive 2002/91/EC

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