

Anneth Lowen

St. Keverne, TR12 6PS







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Nestled in the picturesque village of St. Keverne, Helston, this remarkable bungalow presents an exceptional opportunity for equestrian enthusiasts and nature lovers alike. Set within an expansive 9 acres of beautifully maintained land, the property is thoughtfully divided into separate paddocks, providing ample space for horses to roam and graze.

The bungalow itself boasts two inviting reception rooms, perfect for both relaxation and entertaining. With three well-proportioned bedrooms and a modern bathroom, this home offers comfortable living spaces that cater to the needs of families or those seeking a peaceful retreat.

Equestrian facilities are a standout feature of this property, with stabling for up to seven horses, a tack room, and a dedicated stable yard. Additionally, a sand school is available, making it ideal for training and riding. The range of outbuildings and barns further enhances the functionality of this estate, providing versatile spaces for storage or additional activities.

A charming lakeside cabin adds a unique touch to the property, complete with a large sun terrace that overlooks the serene lake. This tranquil setting is perfect for enjoying the beauty of the surrounding open countryside, offering a peaceful escape from the hustle and bustle of everyday life.

Conveniently located just a short distance from the stunning beach at Porthallow, this property combines the best of rural living with easy access to coastal delights. Whether you are an equestrian aficionado or simply seeking a serene lifestyle, this stunning bungalow in St. Keverne is a must-see.



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Guide Price- £875,000

Location

This property is situated near Roskorwell, close to the village of Porthallow on The Lizard Peninsula. Known locally as 'Pralla', Porthallow was once a thriving fishing community and home to a busy fleet of pilchard luggers. Steeped in maritime heritage, this idyllic corner of the south Cornwall coast offers a wonderful local community within easy reach of the region's most beautiful beaches. A good range of day to day facilities are on offer in nearby St Keverne with more comprehensive facilities including a choice of national super markets on offer in Helston. Porthallow is recognised as the half-way point along the world-famous South West Coast Path as it winds its way from Minehead to Poole.

Accommodation

Entrance
Reception Hall
Living Room
Dining Room through to Kitchen
3 Bedrooms
Bathroom
2nd Sitting Room
Utility Room
Cloakroom

Parking

The property offers ample driveway parking for a multitude of vehicles along with a large carport.

Outside

The property is approached via a long drive way leading up to the property. To the right is access into the barn and carport area where there is a quadruple size car port and stable. Opposite is a large barn ideal for farm machinery and storage along with a further shed. Leading around to the side of the barn is a track leading to a gate which accesses into the stabling area. The stabling offers 6 stables and a tack room with a separate W/c. From the stabling yard area is gated access leading onto a track which gives access into the paddocks currently being used by our clients for the horses, sheep and goats. From the lower paddock is a lovely view out towards The Carrick Roads. The track leads down to the lake which is supplied by a natural spring and is used by an abundance of wildlife. Overlooking the lake is a purpose built cabin which is open plan and offers patio doors leading onto a large sun terrace that overlooks the lake. To the side and leading up to the property is an area or woodland and play area. There is also a mature orchard area. From here you are able to walk back into the formal rear garden of the property.

To the rear of the property is a formal garden which is laid to lawn and incorporates two large patio areas one to the side and one to rear creating the ideal Alfresco dining area or area to sit back relax and enjoy those lazy summer afternoons. To the side and rear of the formal garden are a number of sheds and field shelters.





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating					
	Current	Potential			Current	Potential	
<i>Very energy efficient - lower running costs</i>				<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
<i>Not energy efficient - higher running costs</i>				<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

Services

Mains electric, private water (bore hole), private drainage and oil.

Council Tax Band-D**What3Words**

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Anti Money Laundering Regulations – Purchasers

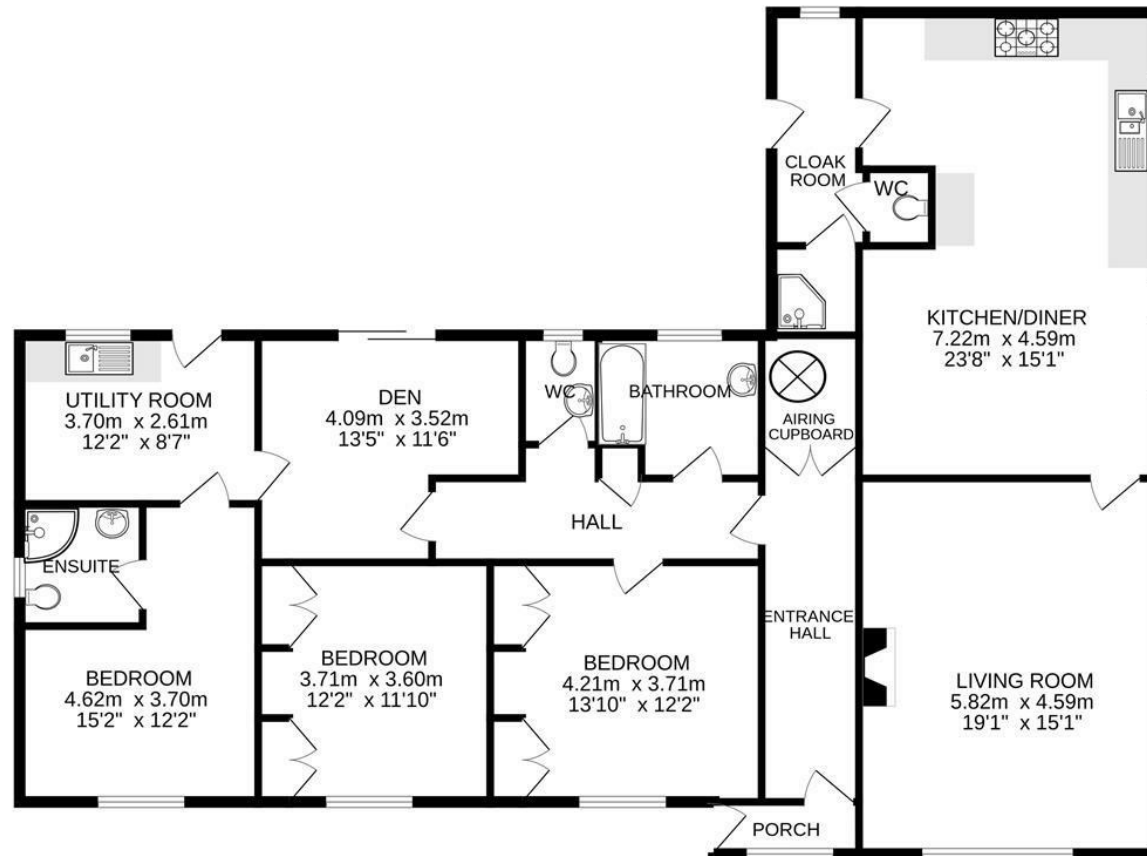
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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