

HIGHER BURTHALLAN HOUSE, BURTHALLAN LANE

St. Ives, TR26 3AB

Price: £1,200,000



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A truly rare opportunity to acquire one of West Cornwall's hidden treasures. Tucked away off the beaten track in an exceptionally private location, this enchanting detached historic farmhouse sits within approximately 25 acres of gardens and land stretching down towards the sea, all within an Area of Outstanding Natural Beauty and Site of Special Scientific Interest. Bursting with period character, the farmhouse offers a wealth of original features including exposed beams, inglenook fireplaces, slate floors and charming farmhouse proportions, while enjoying breathtaking views across the surrounding countryside, St Ives Bay and the Cornish coastline. The property also benefits from a substantial adjoining wing, offering superb flexibility for multi-generational living, guest accommodation or a variety of other uses. Although the property would now benefit from a programme of updating and modernisation, it presents an extraordinary opportunity to create one of Cornwall's finest country homes in an unrivalled setting. Outside, mature gardens, productive growing areas, the remains of an old barn, abundant wildlife and complete tranquillity combine to create a magical environment rarely found on today's market. A large garage and private access complete this exceptional offering. Properties of this nature are exceptionally scarce. For those seeking privacy, history, breathtaking scenery and endless potential, this remarkable farmhouse offers a lifestyle that is simply beyond compare.





PROPERTY DESCRIPTION AND LOCATION

Hidden away in one of West Cornwall's most breathtaking and unspoilt locations, with approx 24 acres, this exceptional four bedroom detached farmhouse offers a rare opportunity to own a truly special home surrounded by nature, privacy and spectacular scenery. Tucked away off the beaten track within a designated Area of Outstanding Natural Beauty and Site of Special Scientific Interest, the property enjoys an enviable setting with far-reaching countryside views, breathtaking panoramas across St Ives Bay and the Cornish coastline, and an abundance of wildlife including deer and barn owls. Steeped in character, the farmhouse retains a wealth of original features including exposed beams, slate floors, inglenook fireplaces, bonnet ceilings and beautiful exposed floorboards. The flexible accommodation centres around a welcoming farmhouse kitchen and impressive dining room, with cosy reception rooms creating a warm and inviting atmosphere throughout. A substantial adjoining wing, believed to have once been a barn, provides versatile additional living space, ideal for multi-generational living, guest accommodation, holiday letting (subject to any necessary consents) or those seeking a home with income potential. Outside, enchanting gardens wrap around the property, offering secluded lawns, wild gardens, vegetable plots and mature planting, all combining to create a peaceful sanctuary where every season brings something new to enjoy. A large double garage, the remains of an historic barn and private driveway complete this remarkable country home. Offering complete tranquillity yet within easy reach of Cornwall's stunning coastline and

surrounding villages, this is far more than simply a property—it is a lifestyle. A truly rare and magical farmhouse where history, nature and timeless Cornish beauty come together in perfect harmony.

PLEASE NOTE

The property's wonderfully secluded location is reached via an unmade track, which forms part of its unique charm and ensures the exceptional peace and privacy on offer. Vehicle access may be more challenging than a conventional residential property, and prospective purchasers should be aware that the approach is not via a made road. Smaller vehicles can access the property with care, while four-wheel drive vehicles are particularly well suited, with an alternative rear access available through the fields. For those seeking complete seclusion and a true escape from the everyday, the approach is a small compromise for such an extraordinary setting.

ENTRANCE AND KITCHEN

Entrance door opens into a welcoming reception hall, where attractive terracotta-style flooring immediately sets the tone for the character and warmth found throughout the home. From here, the accommodation flows naturally into the heart of the property – a wonderful farmhouse kitchen enjoying triple-aspect rural views. Fitted with a range of traditional units and work surfaces, a one-and-a-quarter bowl sink and ample space for a large range cooker, this is a room perfectly suited to family life and entertaining alike.

DINING ROOM / POSSIBLE 2ND LOUNGE

A step down leads into the impressive dining room, undoubtedly one of the property's most captivating spaces. Rich in period character, the room features exposed beams, slate flooring and a magnificent inglenook fireplace, creating a warm and atmospheric setting for gatherings throughout the seasons. Stairs rise from here to the first floor, whilst doors lead to both the cosy snug and utility room.

SNUG

The snug provides a charming retreat, complete with exposed beams, slate flooring and a deep-silled window overlooking the front gardens, offering the perfect place to unwind beside a book or evening fire.

UTILITY ROOM

The utility room provides practical everyday functionality, with plumbing for appliances, a sink unit and natural light from two windows

FIRST FLOOR AND BEDROOMS

Ascending the dog-leg staircase, the first floor reveals a wealth of character with exposed floorboards and delightful countryside outlooks. The principal bedroom enjoys a striking bonnet ceiling and truly breathtaking panoramic views stretching across St Ives Bay and the dramatic Cornish coastline. A second double bedroom benefits from the same unforgettable coastal vistas, exposed floorboards and built-in storage and third bedroom to the side offers room for a double bed and windows to the side with fine rural views

BATHROOM

A family bathroom serves this level, while a further charming bedroom features a partially pitched ceiling and peaceful side aspect.

SEPARATE WING

The property's separate wing presents a wealth of possibilities, whether as independent guest accommodation, multi-generational living, a holiday let opportunity (subject to any necessary consents), or simply additional family space.


ACCOMMODATION

At its heart is a spectacular gallery lounge, believed to have once formed part of the original barn. Flooded with natural light from four skylights

and a glazed entrance door, the vaulted ceiling creates a dramatic sense of space and volume. This leads into a second characterful lounge featuring a stable door, tiled flooring and a magnificent inglenook fireplace, providing yet another wonderfully atmospheric living space. An inner hallway leads to a bathroom and a generous double bedroom with built-in wardrobes, making this wing entirely self-contained if desired.

GARDENS AND GROUNDS

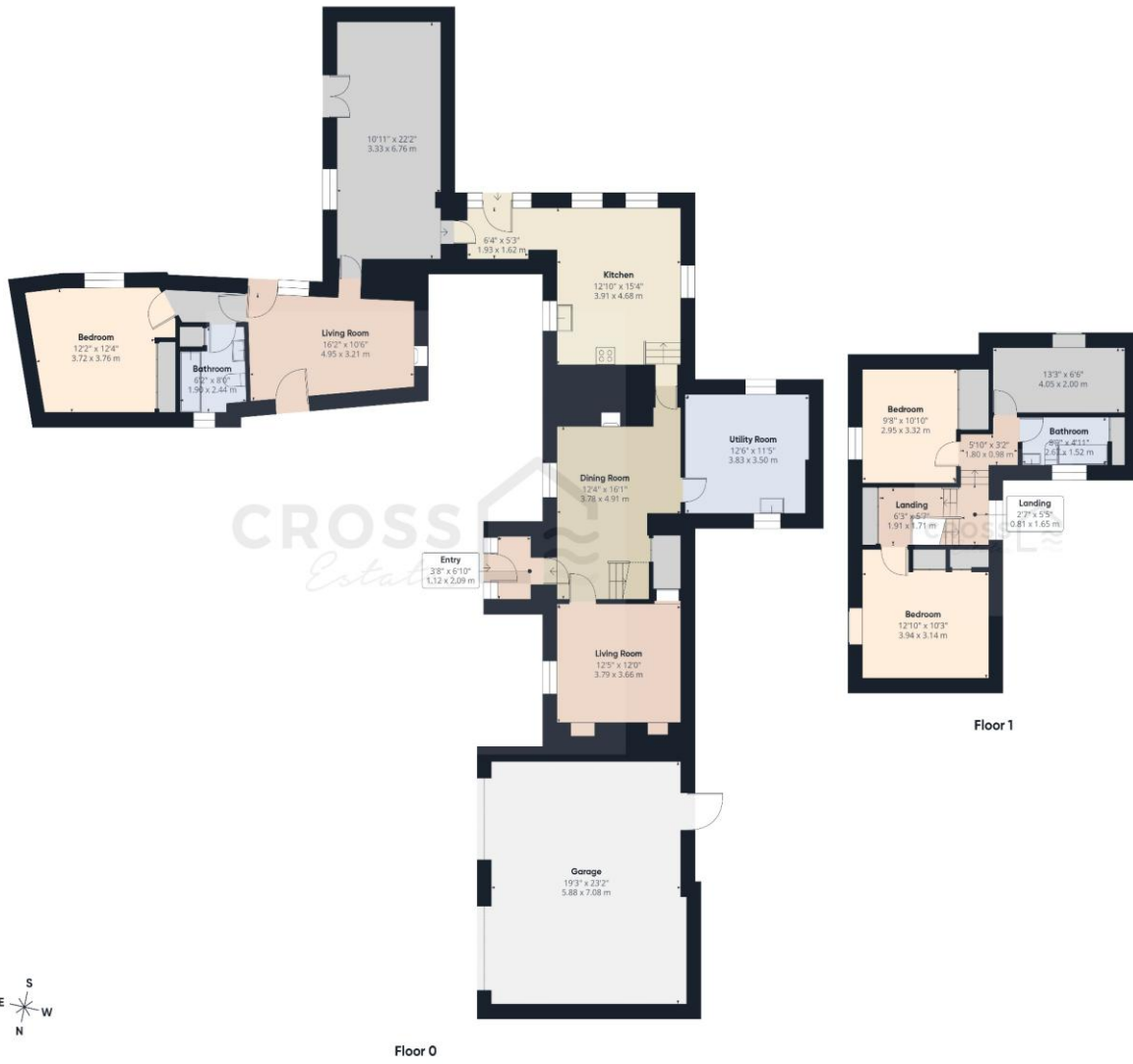
The magic truly continues outside. Surrounded by beautifully established gardens that wrap around the property, the grounds offer a remarkable sense of privacy and tranquillity. Expanses of lawn blend seamlessly with wildflower areas, productive vegetable gardens and mature shrubs, creating an ever-changing landscape throughout the seasons. The property is alive with wildlife, where sightings of deer, barn owls and a rich variety of native species are part of everyday life. Various secluded seating areas provide peaceful places to enjoy the exceptional setting, whether watching the sunset over the countryside or simply soaking in the silence and beauty of the surroundings. There are also the remains of an old barn, adding further historical interest and potential, together with driveway access from Burthallan Lane and additional rear access through neighbouring fields. A substantial double garage with power and lighting offers excellent storage and workshop space. The property sits within land of approx 25 acres. The site offers potential to be divided and the vendor is open to discussions regarding separate disposal of some of the land.



Material
Information
Please use
QRCode

Council Tax – E
EPC - F





Approximate total area⁽¹⁾

2396 ft²
222.6 m²

Reduced headroom

13 ft²
1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

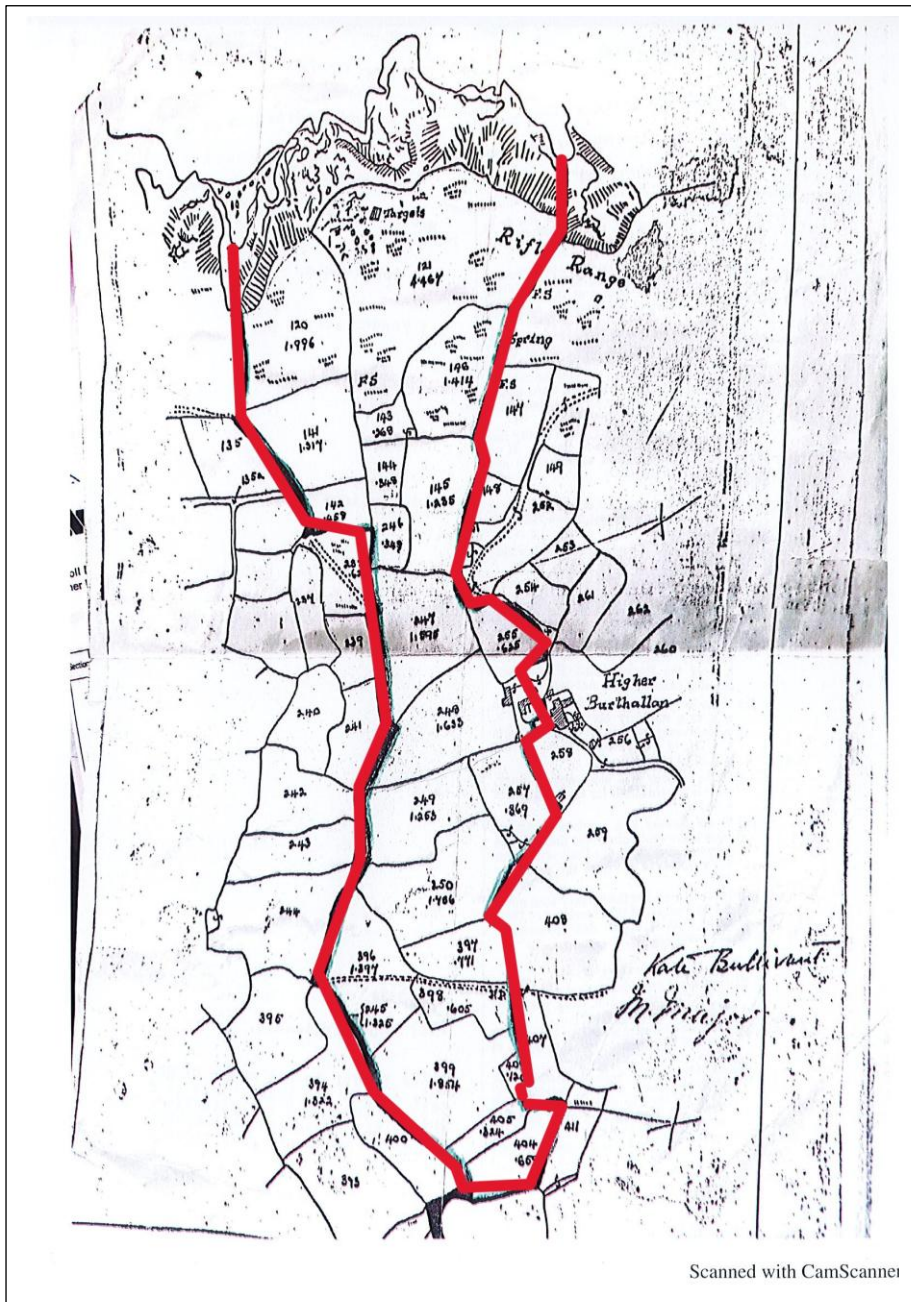
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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