

Mys Hedra Farm







Mys Hedra Farm,

St. Buryan, Penzance, Cornwall, TR19 6EJ

Penzance 4 Miles - Sennen 4 Miles

Offering an idyllic lifestyle opportunity in a wonderfully private setting, this unique property occupies approximately three acres of grounds within easy reach of Sennen, Porthcurno and the surrounding West Cornwall countryside.

- 2/3 Bedroom Main Barn
- Shepherds Hut
- Ample Parking
- Barn
- Freehold
- Circa 3 Acres
- Private Gardens
- Flexible Accommodation
- Swimming Pool
- Council Tax Band E

Guide Price £735,000

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SITUATION

Mys Hedra Farm enjoys a tranquil rural setting in the heart of West Cornwall, surrounded by some of the county's most spectacular scenery, distinctive heritage and unspoilt coastline. Combining the peace and privacy of the countryside with convenient access to a wealth of local amenities, the property is ideally positioned to enjoy the very best of this sought-after corner of Cornwall.

The Penwith Peninsula, recognised for its outstanding natural beauty, is renowned for its rugged coastal cliffs, hidden coves, rolling countryside, wooded valleys and beautiful sandy beaches. Within easy reach is the ever-popular Sennen Cove, a superb sandy beach celebrated for its excellent surfing conditions, expansive ocean views and welcoming selection of cafés, restaurants, traditional pubs and independent shops.

The surrounding area is equally rich in culture and history. The spectacular Minack Theatre, dramatically situated above the turquoise waters of Porthcurno, provides one of Cornwall's most memorable attractions, while the nearby town of Penzance offers a thriving arts scene, historic architecture and a variety of galleries and cultural venues. Further along the coast, St Ives is internationally recognised for its artistic heritage and is home to the renowned Tate St Ives gallery, alongside a charming harbour, independent boutiques and an excellent choice of places to eat.

The nearby towns of St Just and Penzance, both approximately four miles away, provide a comprehensive range of everyday amenities, shops and services. Penzance also serves as the principal commercial centre for the far west of Cornwall, with a mainline railway station offering direct connections to London Paddington.

THE PROPERTY

An impressive and individual barn conversion offering spacious, light-filled accommodation, configured to provide either two or three bedrooms depending on individual requirements. The property combines traditional character with modern comforts, including underfloor heating, a wood-burning stove, an air source heat pump, solar panels and battery storage.

The accommodation centres around a spacious kitchen/dining room, fitted with a bespoke solid wood kitchen, a range of cupboards, solid wood worktops and shelving, a Rangemaster range cooker and integrated appliances. Double-glazed windows and roof windows allow plenty of natural light to flow through the space, with attractive views over the gardens. A separate utility room provides a sink, storage and plumbing for laundry appliances, whilst a ground-floor cloakroom adds further convenience.

The living room is a particularly appealing space, featuring a wood-burning stove set upon a raised slate hearth, slate flooring, underfloor heating and sliding patio doors opening directly onto the garden. Roof windows further enhance the natural light, whilst useful understairs storage provides additional practicality.

The principal bedroom is a generous double, featuring built-in wardrobes, windows and roof windows, together with an en-suite bathroom comprising a bath, separate shower cubicle, wash hand basin and WC.

A further double bedroom enjoys views over the gardens and benefits from its own en-suite facilities. The flexible layout also offers the potential to accommodate a third bedroom, allowing the property to be adapted to suit a variety of needs, whether for family use, visiting guests or those seeking additional versatility in their home.













BUILDINGS

Outside, the property is surrounded by beautifully maintained gardens and benefits from ample parking. A substantial purpose-built garage/workshop provides two bays, with space to accommodate up to five or six cars, depending on size and arrangement, or alternatively farm machinery and equipment. One roller door is electrically operated by remote control, with a further manual roller door.

Additional features include a newly constructed indoor heated swimming pool, a shepherd's hut-style unit with its own private garden and approximately half an acre of fenced land previously used as a small short-stay campsite, with water and electricity connected. Further facilities include a stable yard with stables and convenient access to the main field for grazing, an additional workshop, a static caravan and a calving shed benefiting from Part Q planning permission for a dwelling.

GROUNDS

The property is approached via electric gates leading to a private driveway, with a further gated parking area providing space for approximately five vehicles. The grounds extend to approximately half an acre and include extensive lawned areas, established Cornish hedging, fencing and a variety of mature shrubs and plants. A gravelled area leads to beautifully landscaped gardens featuring raised beds, tropical planting, roses and attractive stone features. A raised patio provides a sheltered suntrap, complemented by a generous seating area ideal for outdoor entertaining.

Further grounds include a polytunnel, fruit cage and a large fire pit surrounded by granite boulders. A separate field, currently maintained as mown grass, offers potential for grazing. At the lower end of the land, a natural wildlife area incorporates a stream and a variety of planted fruit and other trees.

The property benefits from a range of additional accommodation and outbuildings, offering considerable versatility. A two/three-bedroom static caravan has its own driveway and private outdoor space, together with gas central heating. A substantial barn benefits from Part Q planning permission for conversion to a dwelling, with an adjoining wood store.

A particularly appealing feature is the charming shepherd's hut known as 'Gertie', currently used as a holiday let. Traditional in style, it features attractive stained-glass windows, an electric wood-burning-effect stove, broadband connection and a private outdoor seating area with decking, enjoying far-reaching countryside views.

Beyond this, double wooden gates provide access to a further area incorporating an outside storage shed with plumbing and electricity. A separate fenced and gated camping area benefits from its own vehicle access, with water and electricity connected, offering potential for continued recreational use, subject to the necessary planning requirements.

The combination of private grounds, established gardens, a field, wildlife area, substantial workshop, stables, additional accommodation and potential income-producing facilities makes this a particularly versatile property, offering a range of lifestyle and business opportunities, subject to any necessary consents.

SERVICES

Mains Electricity - Solar Panels
Mains Water
Private Drainage - Bio Tec Tank.

VIEWINGS

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

DIRECTIONS

What3words ///televise.doctor.tickets

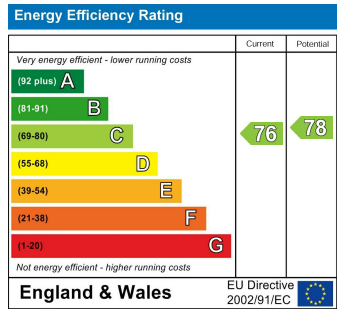
Approximate Area = 1501 sq ft / 139.4 sq m
Outbuildings = 3138 sq ft / 291.5 sq m
Total = 4639 sq ft / 430.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1526311



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