



Vellancoth







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St Loy, Penzance, Cornwall, TR19 6DJ

Sennen - 5 Miles Porthcurno - 7 Miles Mousehole - 5 Miles

Beautifully presented barn conversion with detached ancillary accommodation, set within approximately 2 acres of stunning grounds adjoining St Loy Woods

- NO ONWARD CHAIN
- 3 Bed Main House
- Circa 2 Acres
- Walled Courtyard
- Freehold
- Grade II Listed
- Garage / Workshop
- 1 Bed Annexe
- Character Property
- Council Tax Band D

Guide Price £850,000

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SITUATION

Vellancoth is located within a small rural cluster of properties on the edge of St Loy Wood, between the village of St Buryan and St Loy Farm.

The property lies within the Penwith Peninsula, designated an Area of Outstanding Natural Beauty. This unspoilt corner of Cornwall is defined by its dramatic cliffs, steeply wooded valleys, hidden fishing coves, and some of the county's finest sandy beaches. Nearby, St Loy is a particularly picturesque spot, known for its tranquil wooded valley that leads down to a secluded rocky cove. Beloved by walkers and nature enthusiasts, it offers a sense of peace and seclusion, with an abundance of wildlife and beautiful coastal paths connecting to the South West Coast Path.

One of the most popular west Cornwall beaches is Sennen Cove, famed for its excellent surfing conditions, golden sands, and a vibrant mix of restaurants, pubs, and shops, all set against spectacular scenery. The wider area also has a rich cultural heritage, with highlights including the cliff-top Minack Theatre at Porthcurno, the art galleries of Penzance, and the world-renowned Tate St Ives.

The towns of St Just and Penzance are both approximately 6 miles away, providing a wide range of amenities. Penzance also serves as the main commercial hub for the Land's End Peninsula, with a mainline railway station offering direct services to London Paddington.

THE PROPERTY

This attractive detached barn has been thoughtfully converted by the current owners to create a home that beautifully combines period character with modern practicality. Offering spacious accommodation across two floors, the property is enhanced by established gardens, ample parking, a large garage/workshop, and detached ancillary accommodation, all arranged around an attractive walled courtyard.

The ground floor, accessed from the courtyard, comprises three generously sized bedrooms, including one with an en suite, together with a family bathroom. A central wooden staircase, along with traditional external stone steps, leads to the first floor, once the hay barn, where an impressive open-plan living space now incorporates a spacious sitting room and a country-style kitchen. Filled with natural light from both sides, this floor enjoys lovely views across the courtyard and gardens, creating a welcoming setting for both everyday living and entertaining.

The property is rich in character features throughout, with exposed beams, recessed windows, and traditional timber detailing. A standout feature is the striking fireplace surround, crafted from salvaged wood sourced from Mousehole Harbour, providing a unique and historic focal point within the home.





THE OLD STABLES

The Old Stables provides superb detached ancillary accommodation, echoing the same charm and character of the main house. Ideal as additional family space, guest accommodation, or for potential letting (subject to the necessary consents), it offers excellent flexibility and is perfectly suited to multigenerational living.

The accommodation includes a spacious sitting/dining room, a galley kitchen, and a double bedroom with en suite facilities. Designed in keeping with the style of the principal property, the Old Stables serves as the perfect complement to the main home, enhancing both versatility and lifestyle appeal.

OUTSIDE

Situated off the central walled courtyard, and in addition to the main house and the Old Stables is a substantial garage/workshop with adjoining utility. Equipped with both water and power, this versatile space offers excellent storage and practical use, while also presenting potential for repurposing to suit a variety of needs (subject to any necessary consents).

Extending to around 1.9 acres, the grounds at Vellancoth create an idyllic setting that perfectly complements the character of the property. The established gardens have been carefully nurtured over the years and include areas of mature planting, colourful borders, fruit orchards, and wide open lawns, providing both beauty and practicality throughout the seasons.

There are numerous peaceful spots designed for relaxation, as well as open spaces ideally suited for entertaining family and friends. A gently flowing stream forms a natural boundary, adding to the sense of calm and seclusion. The property enjoys a tucked-away position at the edge of the hamlet, ensuring a high degree of privacy while still being accessible.

For those with a passion for gardening, self-sufficiency, or simply enjoying the outdoors, the land offers exciting potential, whether for further planting, recreation, or small-scale cultivation. Together, the gardens and grounds create a truly special environment and a wonderful lifestyle opportunity.

SERVICES

TBC

VIEWINGS

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

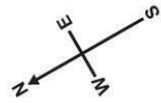
DIRECTIONS

From St Buryan continue along the B3283 towards Treen & Porthcurnow. After a short while take the left-hand turn signed B3315 Newlyn.

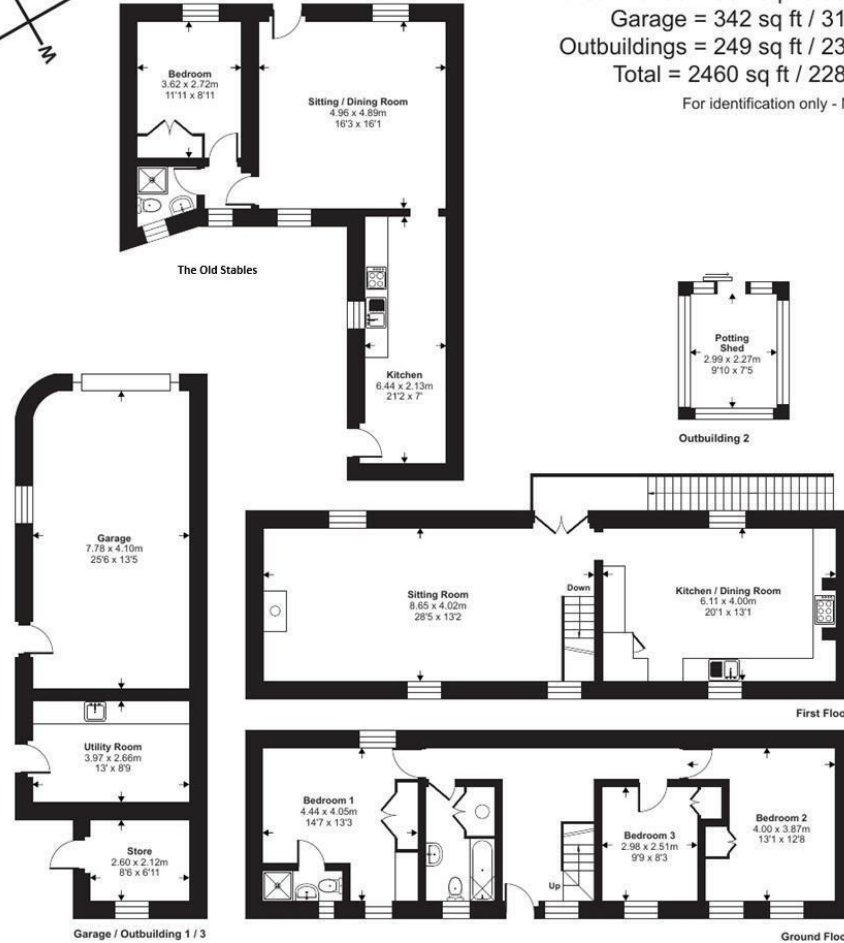
Proceed for around 1.5 miles, and take the first right after St Loy Campsite, continuing along through the hamlet until you reach the end of the no-through road and Vellancoth will be evident on your left-hand side.

What3 words ///aimlessly.assess.tasty





Approximate Area = 1288 sq ft / 119.6 sq m
 The Carhouse = 581 sq ft / 53.9 sq m
 Garage = 342 sq ft / 31.7 sq m
 Outbuildings = 249 sq ft / 23.1 sq m
 Total = 2460 sq ft / 228.3 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 2025. Produced for Stags. REF: 1336168



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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | 64 |
| (39-54) E | | |
| (21-38) F | 24 | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



