

Penberthy Barn

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Long Lanes, St Erth, Hayle, Cornwall, TR27 6JZ

North Coast 4 Miles, South Coast 3 Miles

Beautifully converted detached barn with gardens in a highly desirable rural location with countryside views.

- No Onward Chain
- Two bedrooms
- Gardens
- Parking
- Freehold
- Holiday Restricted
- Master En-suite
- Character Property
- Vaulted Ceilings
- Council Tax Band B

Offers In Excess Of £350,000

SITUATION

Penberthy Barns stands in a delightful countryside position, surrounded by a rolling rural landscape abounding with scenic walks.

Approached over a shared lane, the properties surround an attractive courtyard with one other property and enjoys fabulous far reaching pastoral views.

St Erth is the nearest village and provides a range of local facilities including general store/post office, the 16th century Star Inn and junior school. More extensive amenities can be found in the nearby town of Hayle or the former market town of Penzance.

The picturesque fishing port of St Ives, long renowned as a popular holiday destination and mecca for artists and art lovers alike is within driving distance. Radiating from the harbour where fishing boats still moor alongside the granite piers is a maze of narrow cobbled streets lined by fishermen's cottages and a wide variety of shops and restaurants.

Surrounding the town is a circle of magnificent beaches, each with a character of its own.







Penberthy Barn is also well positioned for ready access to a number of other sandy beaches on both coastlines including the more gentle waters of Mounts Bay and wide expanses of sand at Gwithian.

Approximately 28 miles distant is the Cathedral City of Truro which forms the commercial heart of the county and offers an excellent range of amenities including a fine array of shops.

At Lelant there is a links golf course whilst further up the north coast at Newquay, the civilian airport offers a number of scheduled flights.

THE PROPERTY

A reverse-level barn converted to an exacting standard, now a successful holiday let, Penberthy Barn is sited within a cluster of holiday properties, built around an original farmhouse

Penberthy Barn boasts mellow stone elevations and offers a delightful and spacious accommodation with the entire first floor comprising an impressive open plan living space with high vaulted ceilings.

Appointed with a Shacker-style country kitchen, exposed floorboards and wood-burning stove, Penberthy Barn is a superb Holiday let and a favorite with guests. To the ground floor are two generous bedrooms, the master with en-suite facility and feature arch doorway leading outside and a well-appointed family shower room.

OUTSIDE

Penberthy Barns offers generous 'wrap-around' gardens on three sides of the property enjoying a high degree of privacy.

Steps from the two parking spaces rise to a small patio space ideal for entertaining and providing an attractive recreational area, with the remaining gardens mainly being laid to lawn with traditional Cornish hedging and post and rail fencing.

SERVICES

Private shared Borehole water supply and drainage, mains electricity and LPG gas central heating

RESTRICTIONS

Penberthy Barn is restricted for holiday use only.

VIEWINGS

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

Proceed westwards from Truro on the A30 by-passing Hayle and after a further quarter mile turn left by St Erth station, continuing under the railway bridge and proceeding for a further half a mile to the T-junction. Turn right. Follow this lane for approximately three-quarters of a mile and turn left at a small junction into Long Lanes.

After approximately a further one and a quarter miles, the sign to Penberthy will be found on the left hand side whereupon you should continue onto the very end of this lane past Penberthy House.

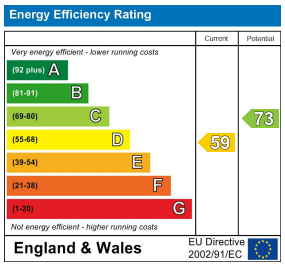






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