



# White Caunce Farm

Paul, Penzance, Cornwall



BNP PARIBAS GROUP



## A characterful country residence with two successful holiday lets, c 5 acres of grounds and a range of outbuildings

Set on a quiet country lane, White Caunce Farm offers the complete rural lifestyle opportunity. Comprising a characterful 3/4 bedroom farm house, two delightful holiday lets, workshop, studio, paddocks and woodland. Peacefully secluded yet within moments of thriving villages and vibrant seaside towns.



**4 RECEPTION ROOMS**



**6 BEDROOMS**



**4 BATHROOMS**



**WORKSHOPS & STUDIOS**



**5.29 ACRES**



**FREEHOLD**



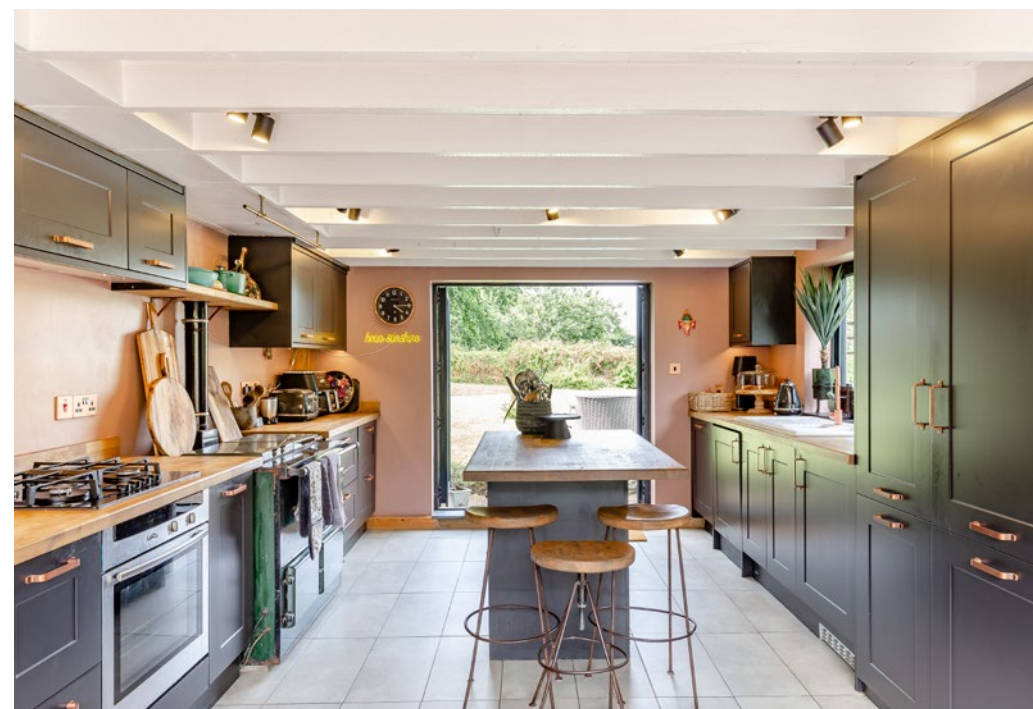
**RURAL**



**2,878 SQ FT**



**GUIDE PRICE  
£995,000**



### The property

White Caunce Farm is an attractive country home and incredible lifestyle opportunity. With a combined footprint of over 6,200 sq ft, it boasts a gorgeous 3/4 bedroom farmhouse, two x 1 bedroom holiday lets with a proven income stream, a range of outbuildings including large workshops and studios with planning permission for residential conversion (PA23/07216) and stands handsomely within over 5 acres of grounds. Tucked away in a peaceful rural position, on a quite no through road in the settlement of Kerris, the location is absolute bliss, yet incredibly well connected to nearby villages and towns and within striking distance of fabulous beaches and coastline.

The farmhouse exudes character and provides elegant and practical living and entertaining spaces, with the ground floor comprising a 26ft living room with exposed ceiling beams, a granite fireplace with woodburner and an inter-connecting spacious triple aspect family room with a door to the front aspect. The generous dual aspect kitchen/breakfast has been beautiful updated in the last few years, arranged with

a range of bespoke wall and base units, a central island, wooden work surfaces, a Nobel range cooker and modern integrated appliances, bi-fold doors to the front aspect courtyard and French doors to the rear garden flooding the area with natural light.

To the first floor are three well-proportioned bedrooms, a charming family bathroom with free standing roll top bath and separate shower plus a further separate w/c. Outside, across the courtyard is an additional room, offering a fourth bedroom option or study and in the adjacent outbuilding, a great utility/laundry room, shower and w/c.

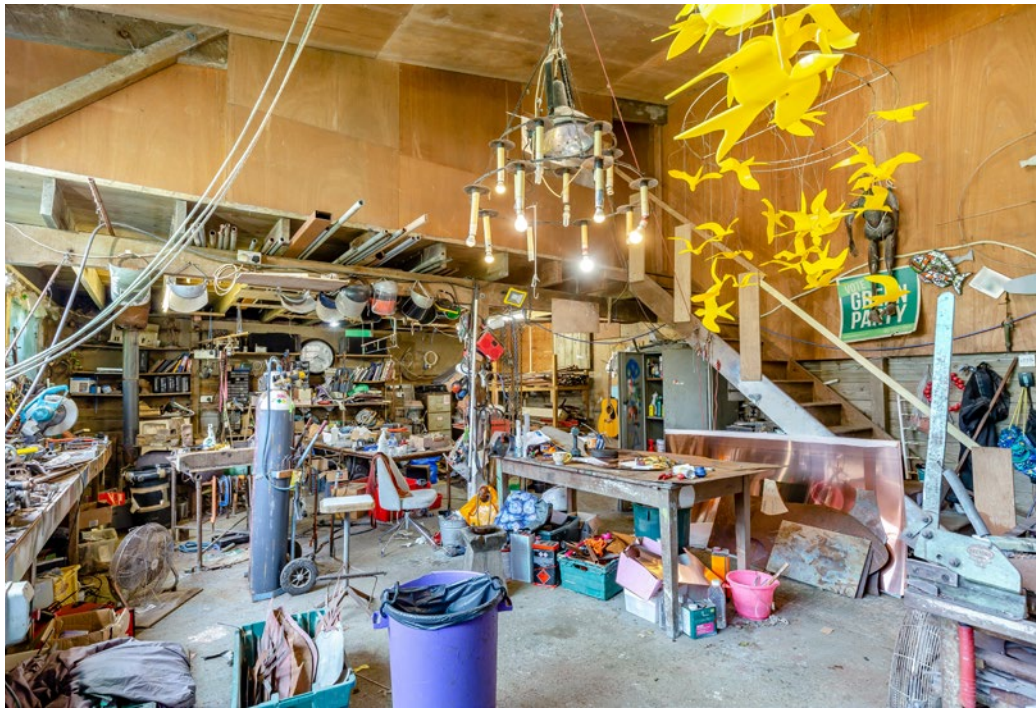
Two wonderful one bedroom holiday lets provide brilliant onsite income. With varying styles, Tallulah Rose is a contemporary barn conversion with an open plan 27ft kitchen/sitting room with wood burner and mezzanine double bedroom. The Hayloft is a characterful and cosy cottage with a kitchen/sitting room, shower room and first floor bedroom with a mezzanine over and a door to a private terrace peacefully overlooking the woodland.













## Outside

Calming private grounds extend to c.5.29 acres, including three paddocks, enchanting woodland, stream and pond, generous courtyards and enclosed level lawned garden bordered by well-stocked flower and shrub beds from the farmhouse. Having previously kept horses, this fantastic arrangement is easily suited for use as a small holding/hobby farm, the selection of outbuildings and pleasant land present a world of opportunities for the new owner. A large 2,667 sq ft L-shaped barn provides three ground floor and four first floor rooms, ideal for use as workshops or artists' studios and with the benefit of planning permission for residential conversion (PA23/07216, prospective purchasers are advised that they should make their own enquiries of the local planning authority.

## Location

Situated in rural tranquillity with immediate access to miles of countryside footpaths and bridleways, the settlement of Kerris is within striking distance of beautiful villages and seaside towns (Paul 1.5 miles, Mousehole 1.8 miles, Newlyn 2 miles) for everyday amenities, schooling, shopping and restaurants.

West Cornwall boasts some of the most breathtaking scenery and rugged, undisturbed stretches of coastline in the country. The SW Coast path explores many hidden gems and famous landmarks, with The Minnack Theatre and Pedn Vounder beach within a few miles and the picturesque Lamorna Cove is just 4 miles away and it's clear to see why this area was frequented by so many artists during the early 20th century. Nearby Penzance offers many boutique stores, bars and dining options plus a choice of shopping and schooling. The Jubilee pool is Britain's largest seawater Lido and nearby Mounts Bay is great for windsurfing, overlooked by the historic St. Michael's Mount.

There are great transport links, with the A30 nearby and a mainline service to London Paddington from Penzance. Newquay Airport is 45 miles away, offering daily flights to London Gatwick and international destinations.



## Distances

- Paul 1.5 miles
- Newlyn 1.8 miles
- Mousehole 2 miles
- Penzance 3 miles
- Lamorna Cove 4 miles

## Nearby Stations

- Penzance 3.3 miles
- Penzance Heliport 5.6 miles

## Key Locations

- Pedn Vounder Beach 7.4 miles
- Jubilee Pool 2.8 miles

## Nearby Schools

- Mousehole 2.2 miles
- Newlyn School 1.9 miles
- Mounts Bay School 4.3 miles
- Penwith College 3.5 miles

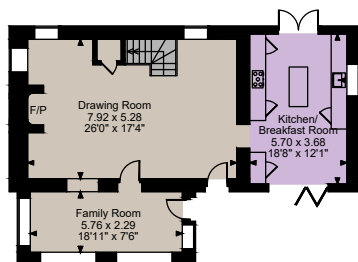




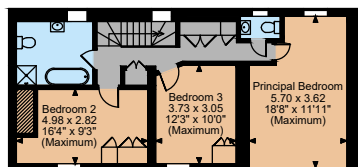




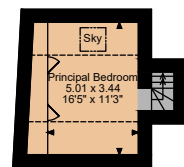




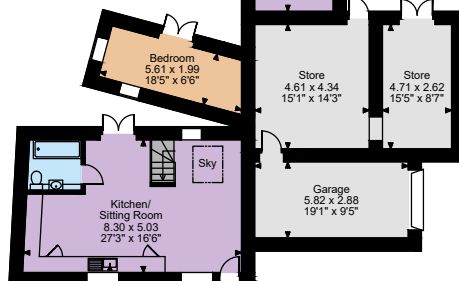
Ground Floor



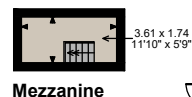
First Floor



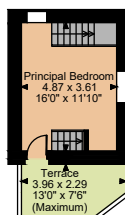
Cottage A First Floor



Cottage A Ground Floor



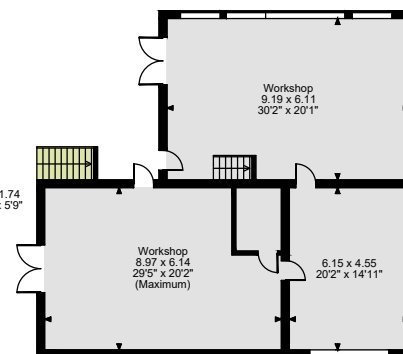
Mezzanine



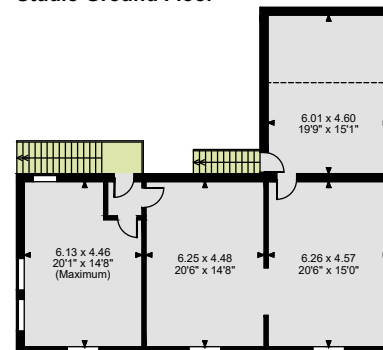
Cottage B First Floor



Cottage B Ground Floor



Studio Ground Floor



Studio First Floor



## Floorplans

House internal area 2,878 sq ft (268 sq m)

Total area 6,229 sq ft (579 sq m)

For identification purposes only.

## Directions

TR19 6UX

what3words: ///dwelled.pitch.tastier

## General

Local Authority: Cornwall Council

**Services:** connected to mains water and electric with oil fired central heating and private drainage (which we understand to be compliant) plus solar pannels with feed in tariff.

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Farmhouse D, Hayloft A, Tallulah Rose and Studio/barn business rates.

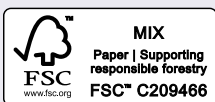
**EPC Rating:** Farmhouse F, Tallulah Rose D and The Hayloft G

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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