



# TROWAN FARM

TROWAN, ST IVES, WEST CORNWALL

  
LILICRAP CHILCOTT  
THE CORNWALL ESTATE AGENT



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TROWAN, ST IVES, WEST CORNWALL

To be sold for the first time ever

One of the very best coastal residences anywhere in Cornwall, commanding simply stunning, far reaching, panoramic sea views. Situated just 1½ miles from the world-renowned resort of St Ives and in the West Penwith Area of Outstanding Natural Beauty. Painstakingly renovated and immaculately presented comprising two converted barns linked via a contemporary, zinc roofed lounge from which one can enjoy the sunrise and the sunset over the ocean. Situated in a truly world-class position with approximately 35 acres of beautiful pastures. Direct access to the South West Coast Path and just minutes away from St Ives

## SUMMARY OF ACCOMMODATION – In all, about 1,774sq.ft.

**Ground Floor:** entrance porch, open-plan kitchen/dining/living room, lounge, study area, utility area, boot room, 2 en-suite double bedrooms, separate wc.

**First Floor:** principal bedroom with en-suite bathroom.

**Outside:** private lane leading to parking for several vehicles, sun terraces to either side of the lounge, lawned gardens. Approximately 35 acres of land laid to pasture. Planning consent for a new barn.

Viewing strictly by appointment through the vendor's Sole Agent:

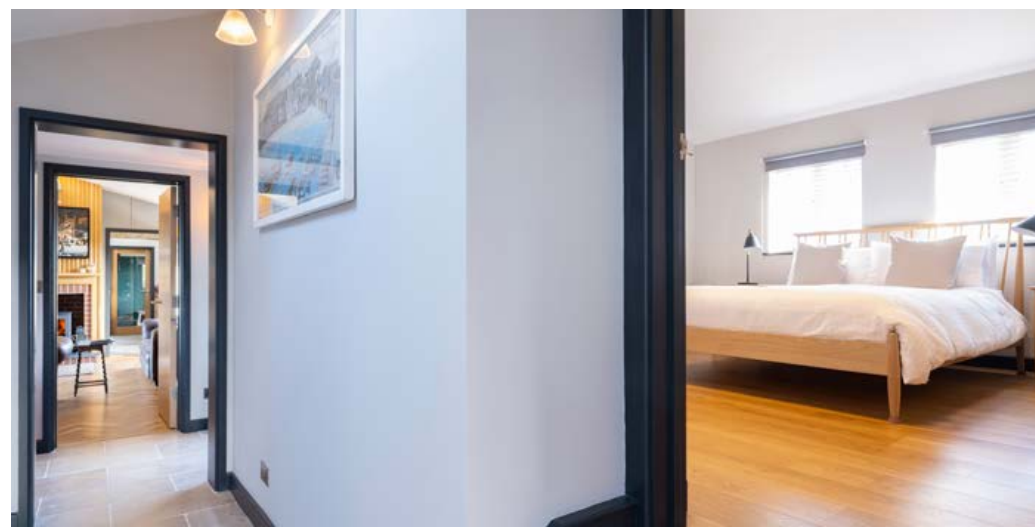
**Lillicrap Chilcott**

**Landrian House, 59-60 Lemon Street, Truro, TR1 2PE.**

**Tel:** 01872 273473 **Fax:** 01872 273474

**Email:** sales@lillicrapchilcott.com

www.lillicrapchilcott.com







## DESCRIPTION

- A true one off! A detached, double barn conversion with just under 1,800sq.ft. of very well designed accommodation. Includes a superb open-plan kitchen/dining/living room occupying an entire barn, three en-suite double bedrooms and a stunning lounge with six metre, triple sliding doors either side giving sea views and allowing one to enjoy the sunrise and the sunset from the very same spot.
- Breathtaking, expansive sea views taking in miles of rugged coastline as well as St Ives, Carbis Bay and the Godrevy Lighthouse.
- Renovated to an incredibly high standard by our client, with no expense spared to produce the most stunning home. It perfectly blends contemporary materials and practicalities - exposed granite walls, natural stone and oak floors, wet laid Delabole roofs, full underfloor heating, two woodburning stoves, double and triple glazing and plenty of character features.
- A rare combination of a coastal residence with 35 acres of private land, all within a 1½ mile walk of St Ives along the South West Coast Path. St Ives is famous for its golden sand beaches, cobbled streets and numerous restaurants.
- Superfast Broadband with a fibreoptic cable directly into the house plus 4G mobile reception.
- Our client has successfully obtained planning permission for a 12m x 8m barn and drainage, water, electricity and sewerage are already installed in preparation – Planning reference number PA17/08067.
- Perfect as a main home, or as a holiday getaway which also has a history of returning a very lucrative letting income.
- Seldom do properties in such a stunning position, with such a high level of specification and attention to detail become available anywhere in Cornwall, let alone so close to St Ives. The availability of Trowan Farm is quite genuinely a once in a lifetime opportunity!

## HISTORY

Trowan Farm is part of one of the oldest farmed landscapes in Europe dating back over 2,000 years and is an Area of Outstanding Natural Beauty reaching to Zennor, Gurnards Head and beyond.

Sir Edward Hain MP owned the farm for many years around the turn of the nineteenth century. He is one of St Ives' and Cornwall's most prominent ever businessmen and politicians having formed The Hain Steamship Company which was eventually sold to the P&O Steam Navigation Company, as it was known then. Edward Hain was also a leading politician who represented St Ives in parliament, was six times mayor of St Ives, received a knighthood and was honoured as the High Sheriff of Cornwall.







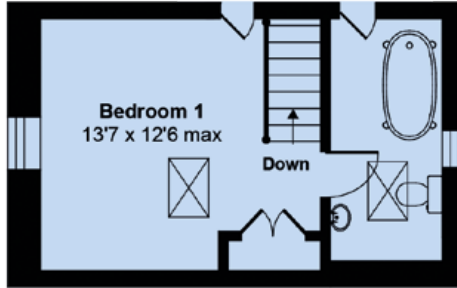




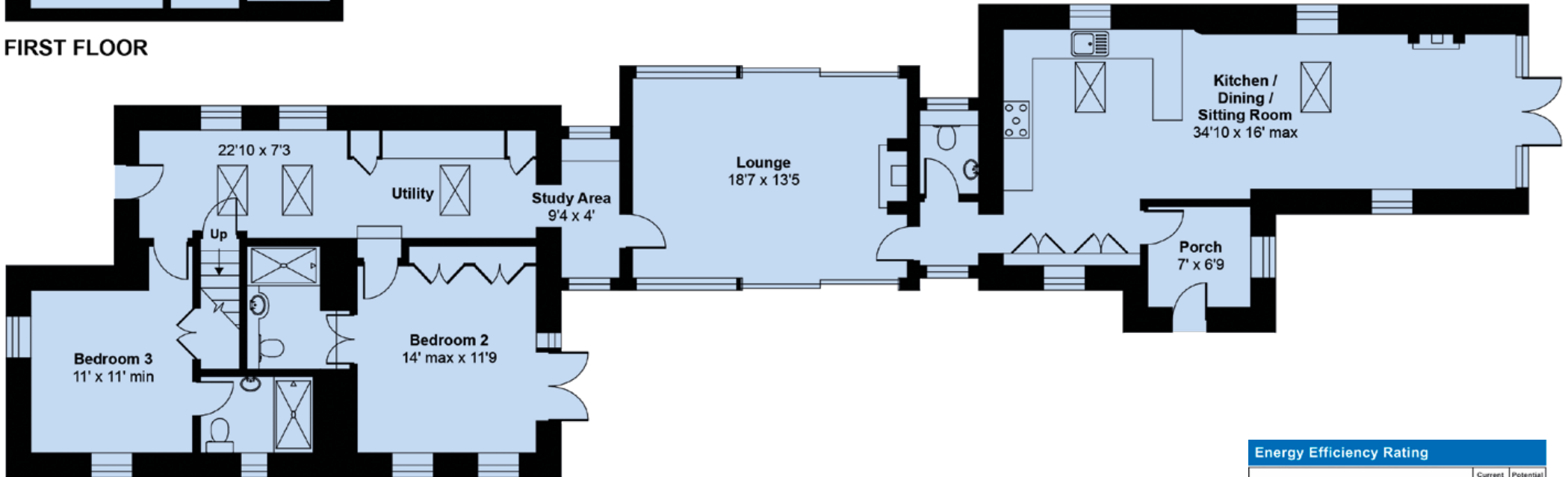
# Trowan Farm

Total Approx Floor Area: 1774 sq ft / 164.8 sq m

For identification only – Not to scale.



FIRST FLOOR



GROUND FLOOR

| Energy Efficiency Rating                           |          | Current                 | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |          |                         |           |
| (92-100)   | <b>A</b> |                         |           |
| (81-91)  | <b>B</b> |                         |           |
| (69-80)  | <b>C</b> |                         | 71        |
| (55-68)  | <b>D</b> |                         |           |
| (39-54)  | <b>E</b> | 46                      |           |
| (21-38)  | <b>F</b> |                         |           |
| (1-20)   | <b>G</b> |                         |           |
| <i>Not energy efficient - higher running costs</i> |          |                         |           |
| England, Scotland & Wales                          |          | EU Directive 2002/91/EC |           |



## LOCATION

Trowan Farm is blissfully located down a well maintained lane off the St Ives to Zennor road. Nearby there is a footpath giving access to both St Ives and linking to Zennor. There is also direct access to the South West Coastal path from the land.

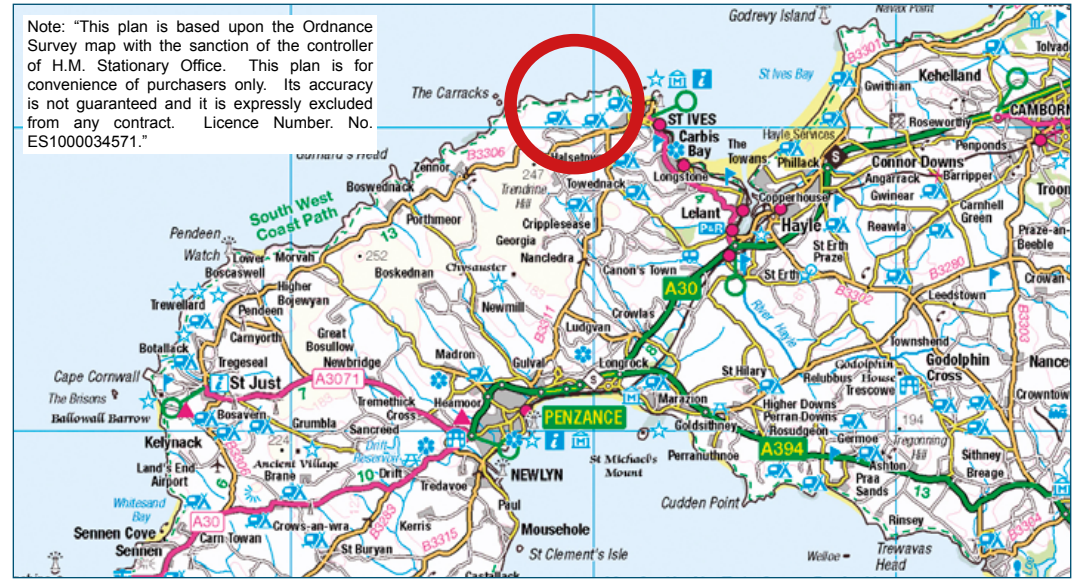
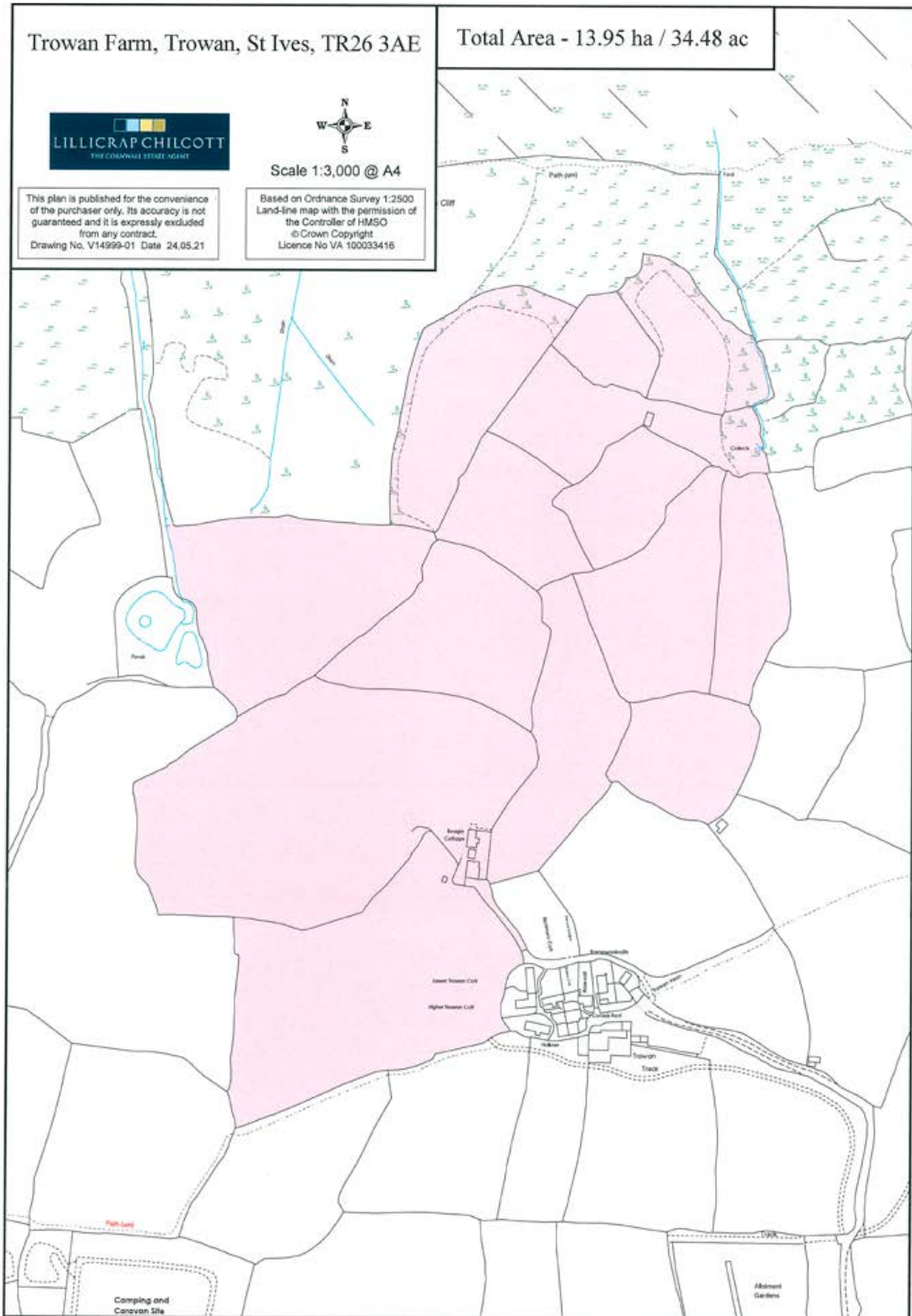
The surrounding countryside is beautiful and unspoilt with granite topped hills rising from the lush farmland which gently rolls down to the sea. Trowan Farm is quiet yet is most convenient for St Ives which is about a 20 minute walk along a footpath or a short taxi ride or drive away.

Around St Ives harbour are ancient winding streets and fisherman's cottages running from the main street with its restaurants, art galleries and specialist shops. St Ives is incredibly picturesque with startling blue sea and several golden sand beaches. The town has a bustling and cosmopolitan atmosphere

where restaurants serve fresh fish landed in the harbour. The Tate St Ives forms the focal point for this art loving community.

St Ives has its own branch railway line which links to the main Penzance to London Paddington line giving simple access throughout the South West and to London. On the outskirts of town is a supermarket and St Ives has a full range of schooling as well as professional and commercial services.

St Ives enjoys a mild climate where winter frosts are rare, the air is exceptionally clean coming straight in off the Atlantic Ocean and the clarity of light is considered to be amongst the best in Britain. The area is known for surfing with Porthmeor beach being the main surf beach although Porthminster and other beaches around the 4 mile wide St Ives Bay means that no matter what the swell and wind direction, there is always a wave to be found.



**GENERAL INFORMATION**

**VIEWING** – Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

**POST CODE** – TR26 3AE.

**SERVICES** – Superfast Broadband with a fibreoptic cable directly into the house plus 4G mobile reception. Water is provided from the well which belongs to the farm. Sewage is through a private Klargester. Gas from a 2400ltr underground tank. Mains electricity. The fields are connected to the water and electricity too.

**DIRECTIONS** – From St Ives take the B3306 heading west towards Zennor and St Just. As you leave St Ives drive past the turning for Penzance after which the lane leading to Trowan is the second on the right hand side. Continue on this lane entering the hamlet of Trowan and as you approach the houses on your left, keep to the right where the lane will eventually lead to Trowan Farm.

**AGENT'S NOTE**

– The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

**OFFICE OPENING HOURS** – Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**



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[www.lillicrapchilcott.com](http://www.lillicrapchilcott.com) | **01872 273473** | email [sales@lillicrapchilcott.com](mailto:sales@lillicrapchilcott.com)