

Polkinghorne Farm House

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Polkinghorne Farm House,

Gulval, Penzance, Cornwall, TR20 8YS

Penzance 2 Miles - Marazion 4 Miles - St Ives 7 Miles.

A superb and rare opportunity to acquire a charming character thatched cottage in the hamlet of Polkinghorne, complemented by two separate units of additional accommodation. The property offers a three-bedroom main cottage, a two-bedroom annexe and a one-bedroom annexe, together with approximately 3 acres of land and gardens

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- Grade II Listed
- 2 Bedroom Ancillary Accommodation
- Master En-suite
- Recently Renovated
- Freehold
- 3 Bedroom Main House
- 1 Bedroom Annexe
- Circa 3 Acres of Land
- Private Setting
- Council Tax Band E

Guide Price £975,000

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SITUATION

Polkinghorne is a small and peaceful hamlet situated above the popular Trevaylor Woods, enjoying an attractive rural setting within easy reach of the north and south coasts of West Cornwall. The nearby village of Gulval is renowned for its far-reaching views across Mount's Bay and its appealing mix of traditional cottages and Victorian homes, centred around a charming village square and historic church.

The neighbouring town of Penzance offers an extensive range of amenities, including independent shops, supermarkets, schools, restaurants and everyday services. The town also benefits from a mainline railway station providing direct connections to London Paddington.

The wider Penwith Peninsula is easily accessible, offering some of Cornwall's most spectacular coastal scenery, with dramatic cliffs, secluded coves, sandy beaches and an extensive network of walking routes. This distinctive part of Cornwall provides an appealing balance of rural tranquillity, coastal exploration and convenient access to local amenities.

THE COTTAGE

A rare and appealing opportunity to acquire a charming and characterful thatched Cornish farmhouse, formerly part of the Bolitho Estates, occupying a desirable position within a peaceful hamlet on the outskirts of Gulval and Penzance. Polkinghorne Farmhouse has undergone a programme of renovation and full redecoration, creating a stylish and welcoming country home which successfully combines the timeless appeal of a traditional thatched cottage with contemporary comforts. Retaining an abundance of sought-after period features, the property offers particularly characterful accommodation, complemented by two separate detached buildings providing considerable flexibility for a variety of uses.

The property occupies an attractive rural setting, with approximately three acres of gardens, grounds, pasture and woodland, extending down towards a stream. The gardens are predominantly south-facing and follow a gentle gradient towards Trevaylor Woods, enjoying an attractive outlook across the surrounding countryside and towards Mount's Bay. A particularly special and historic feature is the property's direct access into Trevaylor Woods from its own grounds, allowing the surrounding woodland and its network of walks to be enjoyed immediately from the doorstep. This connection with the natural landscape, combined with the property's southerly aspect and far-reaching views, creates a wonderfully peaceful and appealing setting.

The farmhouse itself offers a wonderful sense of history and individuality, with a wealth of traditional features including exposed ceiling beams, impressive granite fireplaces and a particularly attractive inglenook fireplace. These features, together with the thatched roof and charming architectural character, create a warm and inviting atmosphere throughout. The recent renovations and redecoration have further enhanced the property, providing a fresh and stylish interior whilst carefully retaining the charm and character expected of a traditional Cornish farmhouse.

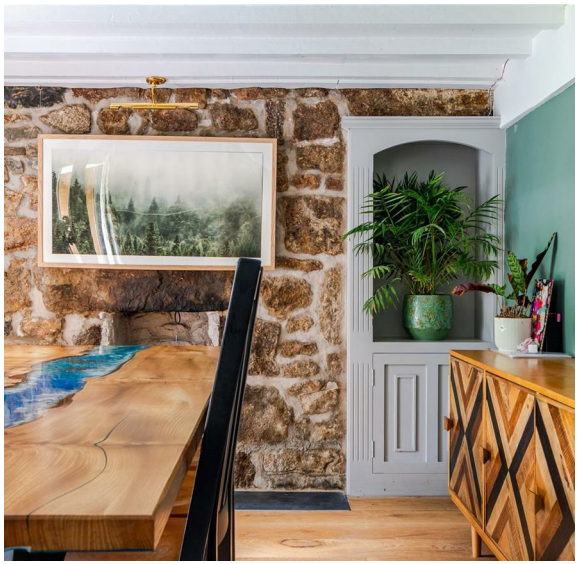
The principal reception room is particularly impressive, providing a generous and versatile space for both everyday family living and entertaining. A separate snug offers a more intimate retreat, with exposed beams and traditional detailing further enhancing its cosy cottage atmosphere.

The kitchen is fitted with an extensive range of wall and base units, granite work surfaces and a Belfast sink, together with integrated appliances and tiled flooring. With direct access to the gardens and grounds, it provides a practical yet characterful setting for everyday life.

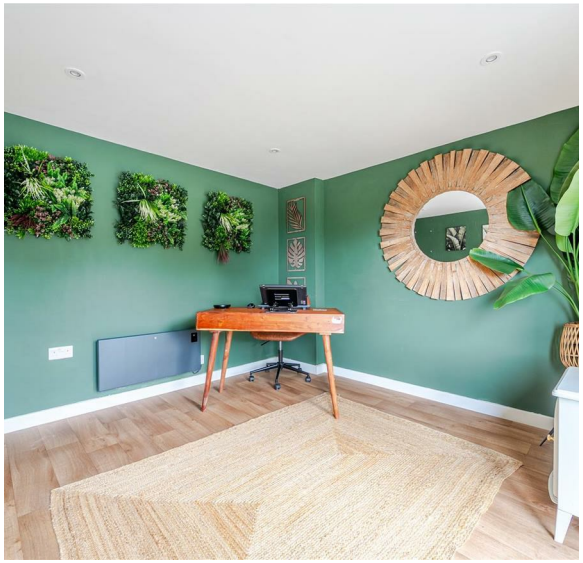
The first-floor accommodation comprises three bedrooms, including a principal bedroom with an en-suite bathroom. The bedrooms enjoy pleasant outlooks across the gardens and surrounding countryside, while a separate dressing room with built-in storage provides additional practicality. A further family bathroom serves the remaining bedrooms.













ADDITIONAL ACCOMMODATION

In addition to the main farmhouse, the property benefits from two separate detached buildings, creating an excellent degree of versatility.
A detached two-bedroom building, currently utilised as an office, provides substantial additional annexe accommodation. Furthermore, situated within the grounds is a separate detached annexe, currently arranged as a cinema room, providing an appealing additional space for leisure, entertaining or potential alternative use.

THE LAND

The grounds extend to approximately three acres and have been thoughtfully arranged to incorporate mature cottage gardens, established specimen trees, an orchard and a delightful wildflower meadow. Beyond the more formal garden areas, open fields gently descend towards a stream, creating an attractive and varied landscape with a wonderful sense of space and tranquillity. A raised viewing deck provides a particularly appealing vantage point from which to appreciate the surrounding valley and far-reaching views towards the sea. For family enjoyment and outdoor recreation, the grounds also incorporate a football pitch and additional recreational areas, while newly planted native woodland adjoins Trevaylor Woods, further enhancing the natural setting and providing an attractive extension to the established woodland environment. The combination of landscaped gardens, productive and recreational spaces and more natural surroundings offers considerable versatility, whether for gardening, smallholding interests, family activities or simply enjoying the privacy and peacefulness of this appealing rural setting.

PLANNING PERMISSION

The property has a number of planning permission granted - details will be available on request.
A Kitchen extension, associated alterations and solar array: PA25/07835 and PA25/07836.
The Summerhouse extension to form an annexe: PA24/00410 and PA24/00411.
Further alterations to the larger domestic outbuilding: PA24/02472 and PA24/02473.

Extensions and alterations to a house and provision of domestic photo voltaic panels
A CGI of the proposed extension can be seen within the property description online.

SERVICES

Mains Water and electric.
Private Drainage - Installed 2 years ago.
Oil Fired Central Heating.
Planning Permission in place for Solar Array within grounds.

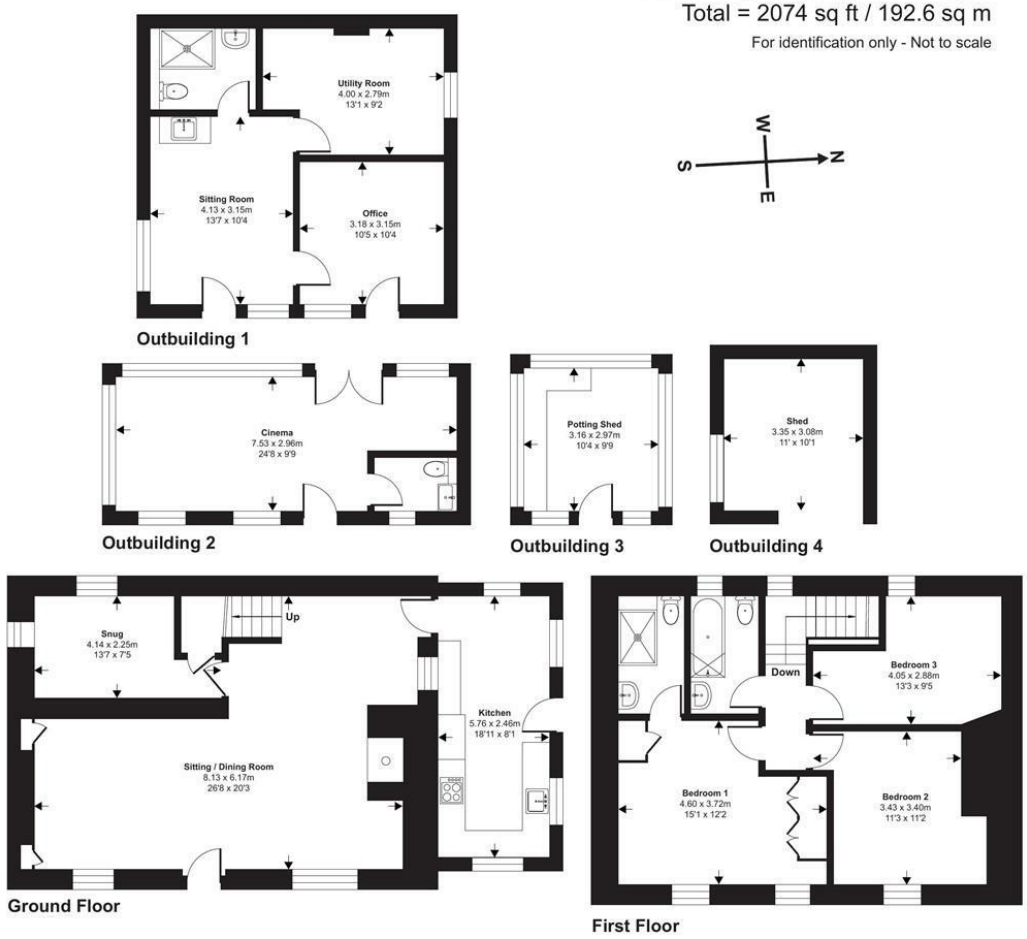
VIEWINGS

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

DIRECTIONS

What 3 Words ///breakaway.dash.gather

Approximate Area = 1308 sq ft / 121.5 sq m (excludes shed)
Outbuilding = 766 sq ft / 71.1 sq m
Total = 2074 sq ft / 192.6 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). Produced for Stags. REF: 1535519

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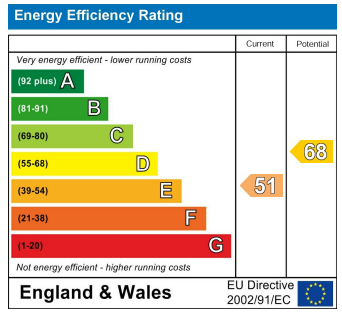

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