



**Corva Farm Cottage, Barn And Stables
Steeple Lane, St Ives TR26 3LP**

**OIEO
£750,000**

Miller Commercial 
Chartered Surveyors and Business Property Specialists



Corva Farm Cottage Barn And Stables Steeple Lane, St Ives TR26 3LP

SUMMARY

- **LARGE RURAL HOUSE**
- **BARN AND STABLES (WITH PLANNING TO CONVERT)**
- **GREAT OPPORTUNITY TO CREATE A LETTING INCOME / GRANNY ANNEXE**
- **PRICED TO SELL IMMEDIATELY**
- **1 MILE FROM ST IVES**
- **OIEO £750,000**

LOCATION

Corva Farm Cottage is found 'off the beaten track' on Steeple Lane after Knills Monument and is on the rural outskirts of St Ives with countryside views and walks on its doorstep.

Situated in a peaceful and rural location, Corva Farm is only a short distance from St Ives famed for its picturesque harbour, stunning beaches, cafes, bars and restaurants and renowned for its artist's community and galleries including the Tate St Ives.

A short distance away is Tregenna Castle Golf Club and Hain Walk, part of the South West Coast Path linking Carbis Bay beach and Porthminster beach; the two most sheltered beaches in the area, and there is also excellent surfing at Porthmeor beach and around St Ives Bay.

DESCRIPTION

Corva Farm Cottage (approx. 2,722 sq ft) requires some refurbishment

Corva Farm Cottage has been in our client's ownership for the last 25 years when it was effectively re-built and occupies a peaceful and private location which boasts stunning views over miles of rolling "wild" countryside and out to sea.

Approached via a no-through track, the property has a lawn to the south eastern side, as well as a swimming pool, a large detached garage/workshop and a range of former barns/stables which have had planning permission to build and create an income from Holiday Letting. See below under Covenants.

Offers In Excess Of £750,000 Freehold



ACCOMMODATION

CORVA FARM COTTAGE

For some refurbishment. In all, about 2,722 sq ft.

Ground Floor

Large entrance porch/sun room, entrance hallway, beautiful farmhouse style kitchen/diner, utility room with separate shower and wc, 2 double bedrooms.

First Floor

Large triple aspect lounge, master en-suite bedroom, wc.

Second Floor

2 bedrooms both with en-suite shower rooms.



Outside

Driveway, south east facing lawned garden, ample parking, large garage/workshop, heated swimming pool, summerhouse.

ACCOMMODATION

THE BARNS

To the side of Corva Farm Cottage is a part converted barn with the layout allowing for a kitchen/diner, a sitting room and an en-suite bedroom on the ground floor and a spacious en-suite master bedroom on the first floor. From the first floor there is a superb rural view and the triple aspect master bedroom takes full advantage of this.

Attached to the barn is a range of former stables which have planning permission to be converted into two single storey dwellings.

Both will have open-plan kitchens/living/dining rooms, good sized south facing gardens and parking.

Stable 1 will have three en-suite bedrooms and stable 2 will have two.



THE BARN - Part converted to provide:

Sitting Room (13'1" x 12'9")
 Kitchen/Diner (15'7" x 10'1")
 Bedroom 2 (11'2" x 8'2")

First Floor

Bedroom 1 (13'8" x 13' max wall to wall)

THE STABLES - For conversion:

STABLE 1

Room 1 - Bedroom (17'7" x 12')
 Room 2 - Bedroom (17'5" x 12')
 Room 3 - Kitchen/Dining/Living Room (26'6" x 14'1")
 Room 4 - Bedroom (14' x 12'10")

STABLE 2

Room 1 - Kitchen/Dining/Living Room (25' x 16'8")
 Room 2 - Bedroom (13'5" x 13'4")
 Room 3 - Bedroom (17'7" x 12'1")





RESTRICTIVE COVENANTS

When our client acquired the property from The Bolitho Estates, they agreed several restrictive covenants which restrict the development of the stables and detached barn.

The Bolitho Estate have agreed to allow the development in accordance with the planning consent and plans reference **1852-P05** in exchange for financial compensation.

This has been agreed on the basis of the sum of:

£42,500 in respect of the existing cottage,
£42,500 in respect of unit two and
£52,000 in respect of unit one.

The total sum payable enabling the development of all three units is **£137,000**.

PRICE

Offers In Excess Of £750,000

The purchaser will be responsible for the payments to the Bolitho Estate at the time of acquisition dependent upon their requirements, if any.

LOCAL AUTHORITY

Cornwall Council

- **General Enquiries 0300 1234 100**
- **Planning 0300 1234 151**
- **www.cornwall.gov.uk**

LEGAL COSTS

Each party to bear their own.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within Band D. (68)

SERVICES

Mains water, mains gas, mains electricity. Private drainage via a septic tank. The septic tank was installed in 1995 when the building work was done to the main house.

Our client informs us that there are two chambers and that it was designed and built to support the house and the three dwellings (The Barn and the two stables).

For Council Tax see www.mycounciltax.org.uk

DIRECTIONS

Proceeding towards St Ives from Carbis Bay, just as you are leaving Carbis Bay and entering the Treloyhan area of St Ives, turn left immediately after the Cornish Arms onto Higher Tregenna Road and then take the first left after only a few yards onto Steeple Lane. Rise up Steeple Lane and continue into the countryside passing Knills Monument on your left hand side. You will then pass Carn Stabba House on your left and after a short distance you will see a discreet turning on the left hand side. Take this turning and then take the first left and this will lead you to Corva Farm Cottage.

CONTACT INFORMATION

For further information or an appointment to view please contact: **Peter Heather** on **01872 247007** or via email pgh@miller-commercial.co.uk

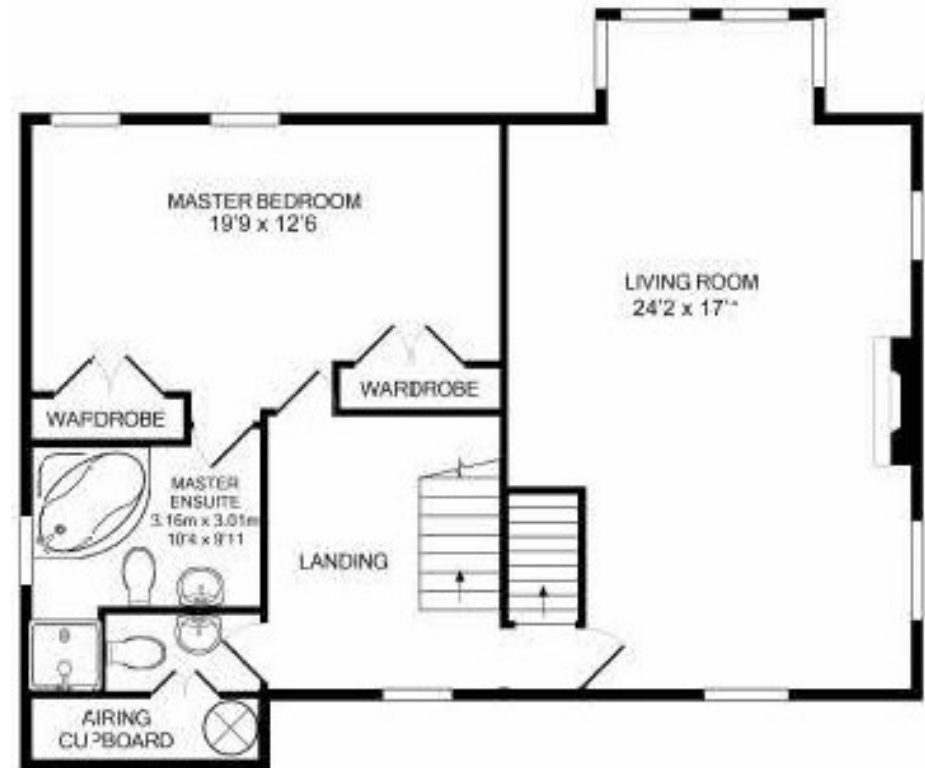
Please Note: Bolitho Estate will not be able to provide any further information at this stage but have confirmed they will be happy to enter discussions with the new owner once completion of the proposed sale has taken place.

ACCOMMODATION

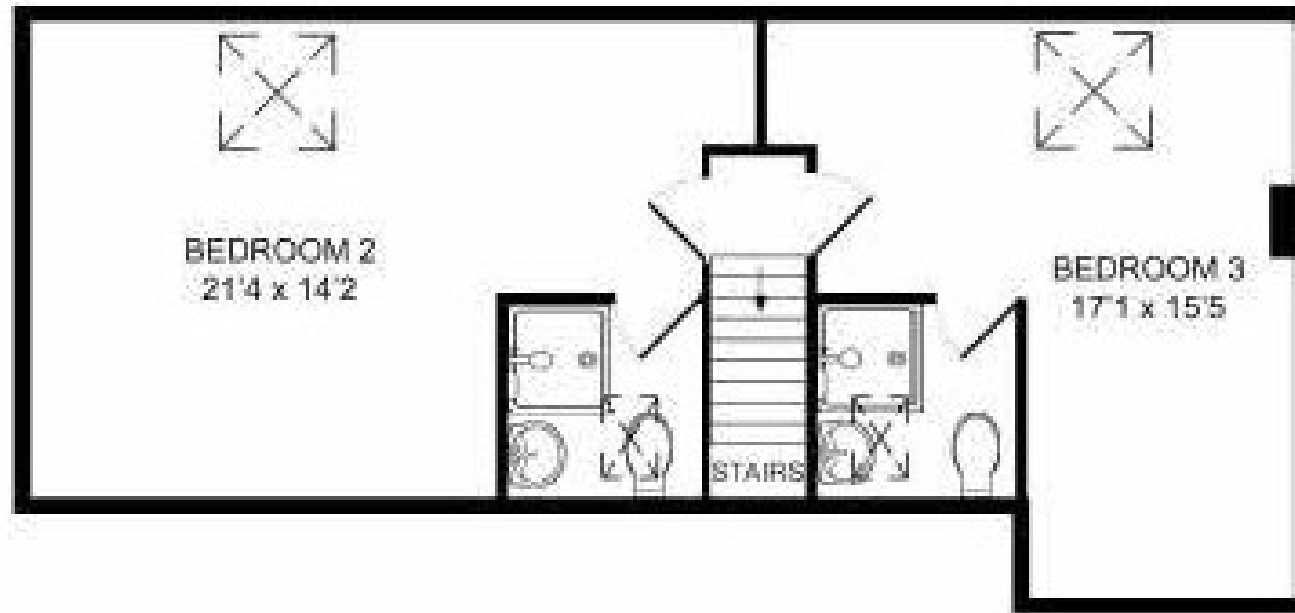
(All floor plans and dimensions are approximate)



GROUND FLOOR
 APPROX. FLOOR
 AREA 115.0 SQ.M.
 (1237 SQ.FT.)



1ST FLOOR
 APPROX. FLOOR
 AREA 87.5 SQ.M.
 (942 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 50.4 SQ.M
(542 SQ.FT.)

AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is Mansion House, Princes Street, Truro TR1 2RF. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39.

