



Sancreed TR20

£995,000



ANDREW
EXELBY
ESTATE AGENTS

Sancreed TR20

A simply unmissable opportunity to acquire this equestrian facility comprising of two fabulous barn conversions refurbished to an excellent standard, a separate studio building, six acres of field and paddock including stables, tack room and multiple stores. The property is set high in the Sancreed area of West Cornwall enjoying stunning views down to Mount's Bay and fantastic horse-riding opportunities on your doorstep!





DESCRIPTION

An equestrian's dream, this highly desirable and unique offering represents an extraordinary opportunity to own a collection of three barn conversions in 6 acres of grounds with stables, tack room and field shelter - with views down to Mount's Bay!

Amazing riding straight from the property onto very quiet lanes, bridleways and moorland with spectacular views all around the coast from the Lizard Point to Land's End and on to Cape Cornwall. A 15 minute ride in the box, takes you and your horses to Long Rock where you can park and gallop along the seashore towards St Michael's Mount. Competitions and classes are held year-round at Chiverton Cross Riding Centre towards Truro.



Chiverton Farm and Chiverton Farm Cottage are approached up a sweeping driveway that divides two of the three fields included in the grounds, and brings you to a large gravelled parking area with gated access to the fields and easy access to the stables. There are three fields in total - amounting to 6 acres of land, most of which boast fantastic views and the tranquility that comes with being in such an idyllic location.

The main residence is a 2/3 bed barn conversion with a wonderful open plan living space on the first floor with bedrooms on the ground floor. The adjacent barn conversion



ENTRANCE HALL

0m x 0m (0'0" x 0'0")

Understairs utility cupboard housing Worcester boiler and washing machine. Tiled floor. Radiators.

BEDROOM

4.5m x 3.68m (14'9" x 12'0")

Dual aspect double bedroom with floor to ceiling timber double glazed window overlooking garden. Two further timber double glazed windows. Large built-in wardrobes. Tiled floor.

BEDROOM

3.91m x 2.51m (12'9" x 8'2")

Triple aspect double bedroom with three timber double glazed windows. Exposed beams. Built-in storage cupboard. Carpet. Radiator.

SECOND SITTING ROOM / BEDROOM

4.7m x 3.56m (15'5" x 11'8")

Dual aspect room with timber double glazed window and door to side, large French doors out to garden and large rooflight. Solid wood floor.

BATHROOM

Suite comprises of bath, separate large shower enclosure, wash basin with vanity unit, low-level WC. Heated towel radiator and radiator. Tiled floor.

OPEN PLAN LIVING ROOM / KITCHEN / DINER

8.89m x 3.78m (29'2" x 12'4")

This impressive open plan space has solid wood floors, windows to every aspect, and vaulted ceilings with impressive exposed beams.

STORE

4.93m x 1.78m (16'2" x 5'10")

GARAGE

4.93m x 3.1m (16'2" x 10'2")

Timber double doors. Mains power and double glazed window to rear.

CHIVERTON FARM COTTAGE



KITCHEN





KITCHEN

3.15m x 2.26m (10'4" x 7'4")

Vaulted ceiling and exposed beams. Range of base and wall units with laminate worktops and stainless steel sink and drainer with tiled splashbacks. Space for washing machine, cooker and fridge/freezer. Timber double glazed window. Tiled floor.

LIVING ROOM / DINER

6.07m x 3.33m (19'10" x 10'11")

Large dual aspect living room with vaulted ceiling, exposed beams and bi-fold doors that open to the walled garden. Timber double glazed window. Electric underfloor heating. Tiled floor. Double doors give access to:

CONSERVATORY

2.51m x 2.18m (8'2" x 7'1")

Glass garden room with velux rooflight window and glass sliding door out to garden.



BEDROOM

4.37m x 2.26m (14'4" x 7'4")

Dual aspect double bedroom with vaulted ceilings, exposed beams, and timber double glazed windows. Built-in storage housing hot water tank. Electric panel heater.

SHOWER ROOM

Suite comprises corner shower enclosure, rainfall and second shower attachment, with tiled surround, wash basin and low-level WC. Timber double glazed window. Tiled floor.

STUDIO



ROOM 1

3.89m x 3.53m (12'9" x 11'6")

Timber double glazed bi-fold doors plus timber double glazed window. Base units with worktop and stainless steel sink and drainer with tiled splashback.

ROOM 2

2.97m x 2.82m (9'8" x 9'3")

Dual aspect room with two timber double glazed windows. Built-in storage. Vinyl floor.

SHOWER ROOM

Suite comprises shower enclosure, washbasin and low-level WC. Timber double glazed window. Tiled floor.

STABLE BLOCK, TACK ROOM & STORE

STABLE 1: 3.51m x 3.43m

STABLE 2: 3.51m x 3.43m

TACK ROOM: 3.51m x 2.49m

STABLE 3: 3.51m x 3.30m

STORE: 4.24m x 3.07m

FIELD SHELTERS

STABLE 1: 3.48m x 2.82m

STABLE 2: 3.48m x 2.82m

GROUNDS & GARDENS

The grounds are currently arranged as gardens for each dwelling, with the main barn conversion having a swim/spa positioned beautifully to enjoy the view of Mount's Bay. There is a fence separating the main garden from the stables and stores which lead to the smaller of the three fields. The middle field is the largest with additional stables and is bounded by timber fencing and Cornish hedging. The third field is across the driveway, with gated access off the driveway but also at the far end from the lane.

In total the land comes to approximately 6 acres.





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