



Sancreed TR20

£650,000



ANDREW  
**EXELBY**  
ESTATE AGENTS

## Sancreed TR20

A simply unmissable opportunity to acquire this equestrian facility comprising of Chiverton Farm Barn; refurbished to an excellent standard, four and a half acres of field and paddock including stables, tack room and field shelters. 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

A fantastic opportunity for equestrians to acquire this highly desirable barn conversion in 4.5 acres of grounds with stables, tack room and field shelters - 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 is approached up a sweeping driveway, and brings you to a large gravelled parking area with gated access to the fields and easy access to the stables. There are two fields amounting to 4.5 acres of land, most of which boast fantastic views and the tranquility that comes with being in such an idyllic location.



The property is a 2/3 bed barn conversion with a wonderful open plan living space on the first floor with bedrooms on the ground floor. Across the main garden is access to the three stables, tack room and storage shed, as well as a further covered storage area/shed. There is a field shelter in the next field. The vendors have a swim/spa in the main garden that is available by separate negotiation.

There is a cottage adjoining the barn as well as a studio and a further field of 1.5 acres that can be purchased in addition to the Chiverton



## 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.

## KITCHEN

Range of base and wall units with laminate worktops and composite sink and drainer. Built-in oven and 5-ring gas hob with extractor over.

## 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.

## 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, with 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 two fields. The larger field has field shelters and is bounded by timber fencing and Cornish hedging.

In total the land comes to approximately 4.5 acres.

## AGENTS NOTE

**Property Type & Construction:** Cavity wall construction with insulation | **Electric:** Mains | **Water:** Mains | **Drainage:** Private | **Heating:** LPG boiler, central heating | **Broadband:** FTTC, ADSL | **Mobile Coverage:** Networks likely available are O2, and Vodafone with EE with Three being limited | **Parking:** Driveway, plus garage |





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