



STAGS

Higher Chellew



Higher Chellew

Nancledra, Penzance, TR20 8BD

St Ives - 4 miles Penzance - 4.5 miles

- Superb Lifestyle Opportunity
- Former Touring Park and Campsite With Cottages
- Wonderful Panoramic Views
- Four Bedroom Farmhouse
- Four 1 Bedroom Cottages
- Originally 30 Pitches
- Facilities Block
- Around 3 Acres

Guide price £895,000

SITUATION

Standing in a glorious rural position equidistant from the north and south coasts, Higher Chellew commands magnificent panoramic views to Mounts Bay.

Only four miles from the picturesque harbour town of St. Ives, the surrounding area is unspoilt with a network of footpaths and lanes meandering amidst the rugged countryside and allowing easy access to the scenic coastline together with a number of fabulous surfing beaches and places of interest.

Around 4½ miles distant is Penzance, which now forms the commercial heart of the Lands End peninsula with a wide range of amenities and fabulous views over Mounts Bay to St. Michaels Mount.

THE PROPERTY

Set with around 3 acres, Higher Chellew represents an exciting opportunity to re-invigorate a successful lifestyle business that until 2012, when the vendors retired, was a popular touring park with holiday cottages.

THE FARMHOUSE

The main residence is a comfortable and attractive four bedroom detached granite farmhouse that retains a number of delightful character features and is approached over a sweeping driveway that passes through the grounds.



Commanding panoramic views, an exciting opportunity to acquire a former campsite with holiday cottages close to St Ives





On the ground floor are found two reception rooms, a kitchen/ breakfast room and more recently added conservatory. To the first floor are four bedrooms together with a shower room and separate bathroom.

THE COTTAGES

Adjacent to the main farmhouse are the four 1-bedroom single storey holiday cottages which have been converted from a range of traditional granite outbuildings. The cottages overlook a communal landscaped garden with seating areas and pathways whilst to the side is a separate driveway access with parking for several vehicles.

GROUND AND OUTBUILDINGS

Extending to around 3 acres, the level grounds are situated to the front of the farmhouse and cottages and are principally divided into two enclosures bisected by the driveway that sweeps up to the farmhouse. Enclosed by fencing and hedging, the grounds benefit from six electrical hook-ups and a chemical disposal point. We understand the site formerly had a licence for 30 touring caravans or tents. There are currently two static caravans in place at the top end of the site.

Adjacent to the cottages is a substantial facilities building that provides separate gents and ladies showering and WC facilities for the site together with a disabled wet room and laundry.

Adjacent to the farmhouse is a substantial garage and workshop which can be approached directly from the gravelled circular driveway.

SERVICES

Mains electricity and water. Private drainage system. Oil fired central heating.

VIEWING

Strictly and only by prior appointment with Stags Truro office on 01872 264488 or Stags Holiday Complex Department on 01392 680058.

DIRECTIONS

From the St. Ives direction proceed to the village of Nancledra on the B3311. Continue through the village and after approximately 0.5 of a mile, turn left to an unmade lane which is also a public bridleway and this leads down to Higher Cheliew. Ignore the first entrance on the left which opens to the car parking area adjacent to the cottages and take the second left which is the driveway leading to the main house.



View From Field To Ajar (Not Part Of The Property)





These particulars are a guide only and should not be relied upon for any purpose.



Stags

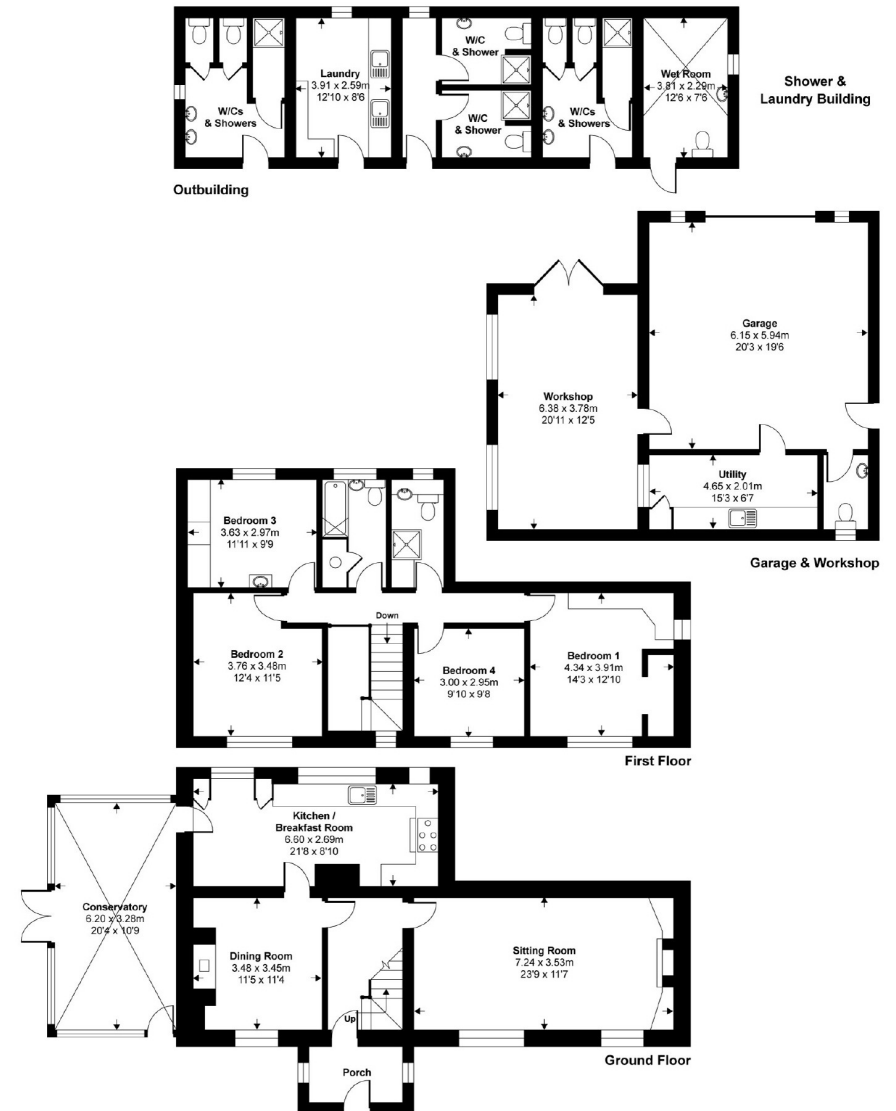
21 Southernhay West, Exeter, Devon, EX1 1PR

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| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | 35 | 42 |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Approx. Gross Internal Floor Area
238 Sq Metres 2562 Sq Ft (Includes Detached Garage / Workshop & Excludes Outbuilding / Void)



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale