



The Folly,







The Folly, Folly Farm

Trowan Lane, St.Ives, Cornwall, TR26 3AE

St Ives 1.5 Miles

A handsome traditional farmhouse, occupying an enviable rural position on the outskirts of St Ives, enjoying a stunning backdrop of rolling countryside and far-reaching coastal views.

- NO ONWARD CHAIN
- 4 Bedrooms
- Rural Views
- Detached
- Freehold
- Period Property
- Garden
- Renovation Opportunity
- Spacious Accommodation
- Council Tax Band E

Guide Price £725,000

Stags West Cornwall

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SITUATION

Situated within one of West Cornwall's most sought-after rural landscapes, this handsome period farmhouse enjoys a wonderfully private and peaceful setting, surrounded by the rolling countryside of the Penwith Peninsula and commanding far-reaching views towards the iconic coastline of St Ives Bay. Combining traditional character with the opportunity to create a wonderful family home, the property offers an increasingly rare chance to acquire a substantial Cornish farmhouse in an exceptional rural setting.

The renowned town of St Ives is celebrated for its picturesque maze of narrow streets, traditional fishermen's cottages, independent boutiques, acclaimed restaurants and internationally recognised art scene. At its heart, the historic granite harbour provides a wonderfully scenic focal point, with fishing boats and pleasure craft set against the backdrop of the town's beautiful sandy beaches.

For golf enthusiasts, the spectacular links course at Lelant enjoys an elevated position overlooking the Hayle Estuary, with magnificent views towards Godrevy Lighthouse and the north Cornish coastline. Excellent transport links are also available, with the scenic branch railway from nearby St Erth connecting Carbis Bay and St Ives with the main London-to-Penzance line, making travel throughout Cornwall and further afield both convenient and enjoyable.

THE PROPERTY

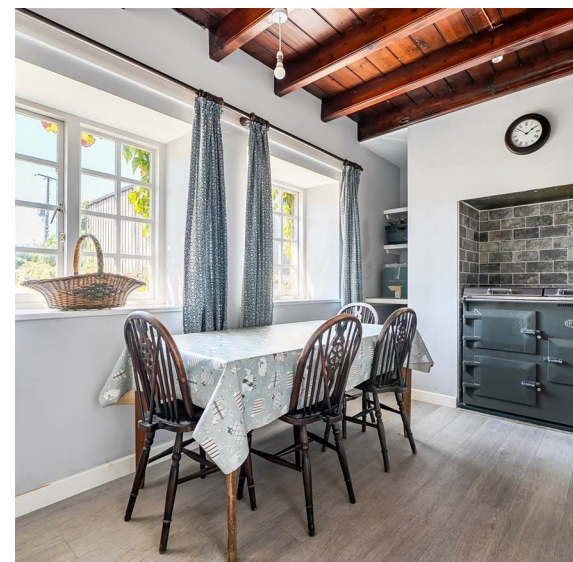
Dating from the early 1900s, this handsome period farmhouse presents a rare opportunity to acquire a substantial and characterful Cornish country home, occupying an enviable position within one of West Cornwall's most sought-after rural locations. Having remained within the same family for generations, the property has a wonderful sense of history and provenance, whilst now offering an exciting opportunity for a new owner to modernise and update the accommodation to their own requirements.

Extending to over 2,200 sq ft and arranged over two floors, the farmhouse retains a wealth of original character and charm, with generously proportioned rooms and a traditional layout. The accommodation is approached via an entrance hallway and includes a useful utility room, kitchen, dining room, sitting room and a particularly spacious additional reception room, providing excellent flexibility for modern family living.

Stairs rise to the first floor, where there are four generously sized bedrooms and a family bathroom. The bedrooms enjoy the benefit of the property's elevated rural position, with wonderful views extending across the surrounding countryside.

One of the property's most appealing features is its exceptional setting, with fantastic far-reaching views across the local landscape, providing a beautiful backdrop and a strong connection with the surrounding West Cornwall countryside.

Whilst now requiring modernisation and updating, the property offers considerable potential to create a truly special family home, retaining its period features and inherent charm whilst introducing the comforts and style of modern living. Properties of this nature, with such a strong family history, generous accommodation and an outstanding rural setting, are increasingly difficult to find.





OUTSIDE

The property offers a generous front lawn, which gently slopes down towards the road and provides an attractive and open approach to the farmhouse. To the rear is the former farm courtyard, retaining the character and sense of history of the property's agricultural past, together with dedicated parking for several vehicles and a useful garage.

A small parcel of land situated across the road is also included within the sale, incorporating the property's private drainage system.

The gardens and grounds are a particularly attractive feature, enjoying far-reaching and uninterrupted views across the surrounding countryside towards the distinctive profile of Rosewall Hill. The rural outlook provides a wonderful sense of space and tranquillity, with an ever-changing backdrop across the West Cornwall landscape.

SERVICES

Mains Electricity, Oil Heating, Mains Water and Private Drainage - septic tank. Ultrafast Broadband Available (Ofcom) EE, O2 & Vodafone signal - Good outdoor, Limited indoor. (Ofcom)

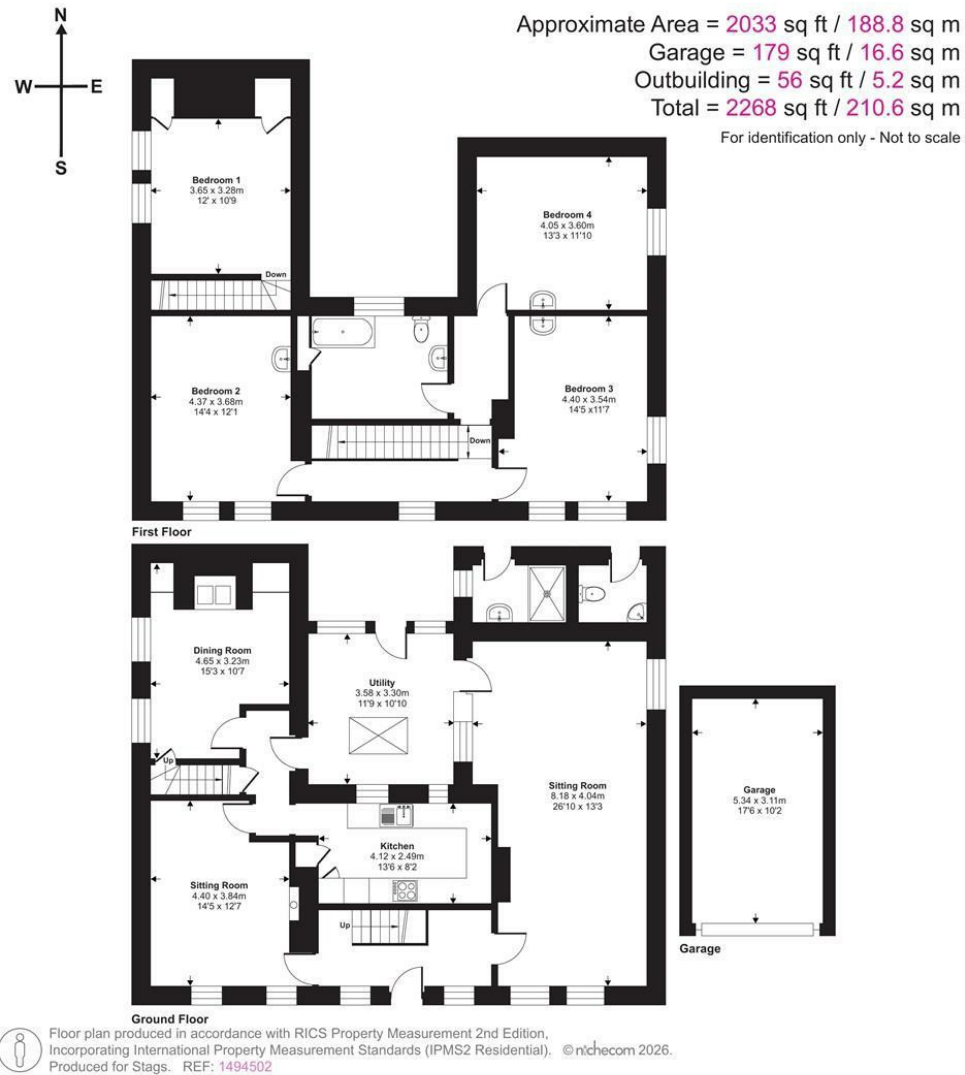
VIEWINGS

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

DIRECTIONS

What3words ///milder.hours.arise





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

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



