



Carn Marth



Carn Marth Trythall

Newmill, Penzance, Cornwall, TR20 8YA

St Ives 7 Miles, Mounts Bay 3 Miles, Truro 30 Miles

Superbly positioned, attractive traditional granite family home with no near neighbours, set amongst a beautiful rural setting in the heart of Penwith

- NO ONWARD CHAIN
- 5 Bedrooms
- Countryside Views
- Garage
- Freehold
- Detached
- Traditional Features
- Flexible accommodation
- Parking
- Council Tax Band E

Guide Price £649,500

SITUATION

Carn Marth lies within an Area of Outstanding Natural Beauty, nestled between the charming villages of Zennor and Newmill, just 7 miles west of the iconic St. Ives along Cornwall's rugged north coast. Surrounded by the dramatic landscape of the West Penwith moors, the farm enjoys a peaceful setting framed by breathtaking scenery.

The nearby village of Zennor is home to the historic Tinnars Arms pub and the ancient St. Senara's Church, famous for its carved oak pew linked to the local legend of the Mermaid of Zennor. The coastline in this area is wild and captivating, with secluded coves and towering cliffs offering sweeping views of the Atlantic. Hikers will enjoy the many trails, including the scenic route to Zennor Head, where panoramic views stretch from Trevoze Head to Pendeen Watch—and even to the Isles of Scilly on a clear day. Just two miles away along the South West Coast Path lies the celebrated Gurnard's Head pub, a favorite destination for food lovers. Combining natural splendor, a rich sense of history, and coastal charm, Carn Marth is an idyllic retreat in one of Cornwall's most spectacular regions.

THE PROPERTY

Carn Marth is tucked away at the end of a no-through road, accessible only by the property itself, offering complete privacy and seclusion in the heart of Penwith.



Rich in character, the property features a wealth of traditional details throughout. The ground floor is centred around a bright, modern, and generously sized kitchen, complete with ample worktop space, a large pantry, and a comfortable seating area, making it a true live-in kitchen, perfect for everyday use. From the kitchen, you enter the original part of the cottage, which showcases a striking granite inglenook fireplace, exposed beams, and deep-set recessed windows with window seats—each framing picturesque countryside views. The spacious lounge room comfortably accommodates both a dining area and sitting room, and also provides access to a charming sunroom.

To the rear of the property, you'll find a generously proportioned ground-floor bedroom with a well-appointed en-suite and independent access to the outside, ideal for guest accommodation or multigenerational living.

Stairs from the lounge lead to a light and airy landing, from which you'll find four large double bedrooms. Each room enjoys far-reaching views across the surrounding Areas of Outstanding Natural Beauty, enhancing the sense of peace and space.

The current owners have undertaken extensive renovations during their time at the property, including the application of limewash to the cement render, enhancing breathability and helping to preserve the building's integrity.

OUTSIDE

Surrounded by its own grounds, Carn Marth's gardens are predominantly laid to lawn. Enclosed on all sides by traditional Cornish hedging, the gardens offer a peaceful and private retreat. Tucked to one side is a large garage/workshop, providing excellent storage or utility space. Ample parking is available on a generous gravelled area, accommodating several vehicles with ease.

SERVICES

Mains electricity and Water. Drainage via a sewage treatment plant LPG Boiler & Heating. Ultrafast Broadband Available - Ofcom

VIEWINGS

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

DIRECTIONS

From the A30 toward Penzance, turn right onto the B3311 before entering the town. As you enter Gulval, take the left before the road bends to the right into Gulval. After a short distance, turn right onto Gear Hill. Continue along Gear Hill until you reach the village of Newmill. Upon entering the village, turn left and continue past Trythall School, following the road around to the left. At the junction, turn left, and Carn Marth will be evident on your left-hand side.

What3Words: ///claps.shorts.waving



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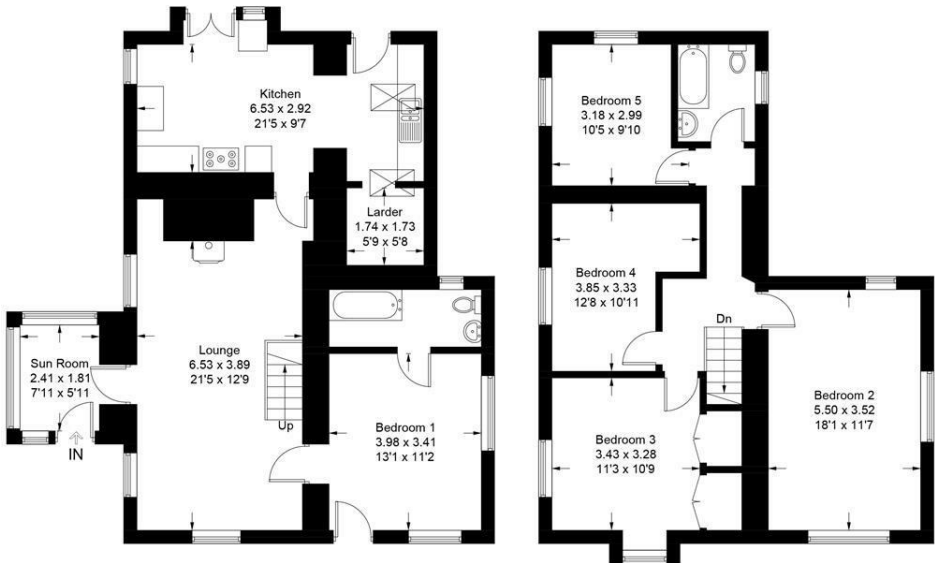
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		41	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Gross Internal Area = 160 sq m / 1719 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate,
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