

STAGS

The Countryman

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Trink, St Ives, Cornwall, TR26 3JQ

Carbis Bay 2.1 Miles St Ives 2.4 miles Penzance 6 Miles

Substantial Guest House with owners accommodation and detached ancillary set in over an acre of grounds on the outskirts of St. Ives.

- NO ONWARS CHAIN
- Gardens
- Guest Accommodation
- Flexible Layout
- Freehold
- Rural Setting
- Ample Parking
- Ancillary Accommodation
- Farm Shop
- Council Tax Band A and Business Rated

Guide Price £795,000

SITUATION

The Countryman enjoys a prime location on the outskirts of the ever-popular St Ives, nestled along the scenic country road. Offering the perfect balance of tranquility and convenience, it sits just beyond the town's bustle while remaining moments from its stunning beaches and dramatic coastline.







THE PROPERTY

Spanning 4,500 sq ft over three floors on roughly one acre of landscaped gardens, this property offers mature lawns, shrubs, and trees for a peaceful retreat.

A gravelled front parking area leads to a welcoming foyer and bright, spacious interiors. The ground floor includes a dining room (currently The Countryman's breakfast room), a characterful lounge with a wood-burning stove, a bar flowing into a sunroom with garden views, a utility/storage room, WC, rear access, and both a modern commercial kitchen and private pantry.

The first floor combines guest and owner accommodations: three en-suite guest rooms, a storeroom/office, and private owner's quarters with two bedrooms, a sitting room with garden access, and a family bathroom.

The second floor features three double bedrooms, each with en-suite, maintaining the property's high-quality finish throughout.

Ancillary Accommodation

In addition to the main residence and guest accommodations, the property also features a charming, self-contained detached one-bedroom ancillary unit.

OUTSIDE

Set within approximately 1.5 acres, The Countryman is discreetly tucked back from a quiet country road, nestled within its own gardens. The grounds offer a variety of serene spaces for relaxation or entertaining, providing a true countryside retreat.

At the front of the property, a spacious gravelled area—currently used for guest parking—is bordered by traditional Cornish hedging, offering both privacy and charm. To one side of the entrance, a versatile outbuilding, currently operating as a farm shop, adds to the property's appeal.

Wrapping around three sides of the house, the expansive rear garden is predominantly laid to lawn, interspersed with mature trees and established shrubs. This beautifully landscaped space creates a peaceful sanctuary, perfect for enjoying the tranquility of the surroundings.

SERVICES

Mains Water, Electric and Private Drainage.

VIEWINGS

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

DIRECTIONS

From the A30 at St.Erth, follow the signs towards St. Ives. At the mini roundabout take the lefthand turn onto Mill Hill, and continue for around 2.5miles. The Countryman will be evident on your lefthand side.







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.



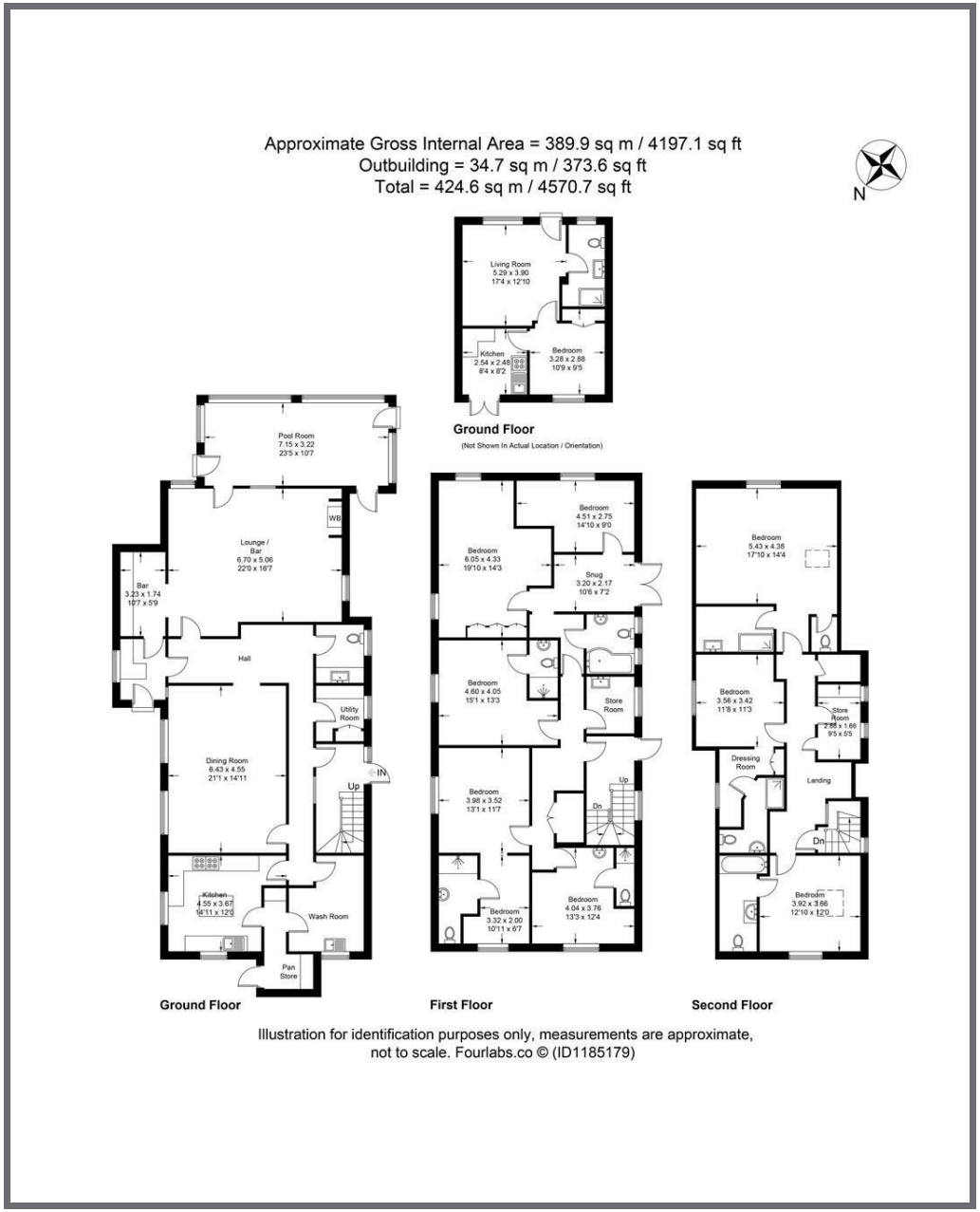
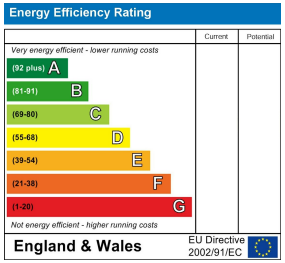


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