



Lower Drift Farmhouse  
Buryas Bridge, TR19 6AA











# Lower Drift Farmhouse Buryas Bridge, TR19 6AA

Located in the popular hamlet of Buryas Bridge, Penzance, this charming link-detached house offers a superb balance of comfort, space, and practicality, perfectly suited to modern family living. Boasting four generously sized bedrooms, the property includes a spacious master suite complete with an ensuite bathroom, offering a private retreat at the end of the day.

At the heart of the home lies a large, welcoming kitchen diner, ideal for family meals, entertaining, and everyday living. Just off the kitchen is a separate living room, providing a cosy space to relax and unwind. A bright and airy sun room extends from the living area, creating the perfect spot to enjoy morning coffee or a good book. Additional ground floor features include a handy boot room and a separate utility room, ensuring day-to-day tasks are kept neatly out of sight.

Outside, steps lead up to a well-maintained lawned garden, an ideal space for children to play or for summer gatherings with friends and family. To the front, driveway parking is available, along with a garage that offers excellent storage or the flexibility to be used as a workshop space, ideal for DIY enthusiasts or hobbyists.



The Mather Partnership, 25, Meneage Street, Helston. 1 The Old Gas Works, Hayle,  
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**Guide Price- £560,000**

**Location**

Drift is a lovely quaint village which is set in the open countryside and possesses fantastic views. Nearby is Drift Reservoir which is a picturesque spot and also has a fantastic walk to Trewidden Gardens.

Approximately two miles west is the market town of Penzance which is built up of shops, supermarkets, beaches and view towards St Michaels Mount. Less than a mile away from the centre of Penzance is the Promenade where you can find the famous Jubilee Geothermal Pool. Drift is approximately six miles away from Lands End and 11 miles from St Ives.

**Accommodation**

Entrance hallway

Kitchen/Diner

Lounge

Sun room

Cloakroom

Utility

Study/bedroom

Stairs to landing

Bedroom Two

Bedroom Three

Bedroom Four

Bedroom One with ensuite

Bathroom

**Outside**

Steps to enclosed garden which is laid to lawn with patio area and sunroom.

**Parking**

Gravelled parking for 2/3 vehicles to the side of the property.

**Garage**

Providing a good amount of storage with electricity and water inside giving the flexibility to also be used as a workshop.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



### Services

Mains water, drainage and electricity. Air source heating. Owned Solar Panels. LPG gas bottles for the hob.

### Council Tax Band-E

### Anti Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

### Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

### Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

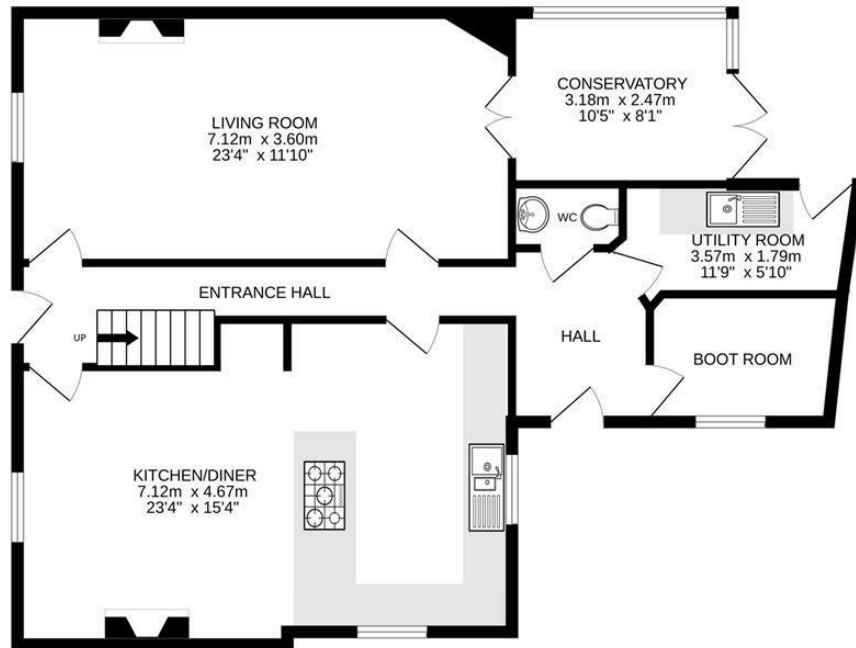
### What3Words

///squashes.author.powder

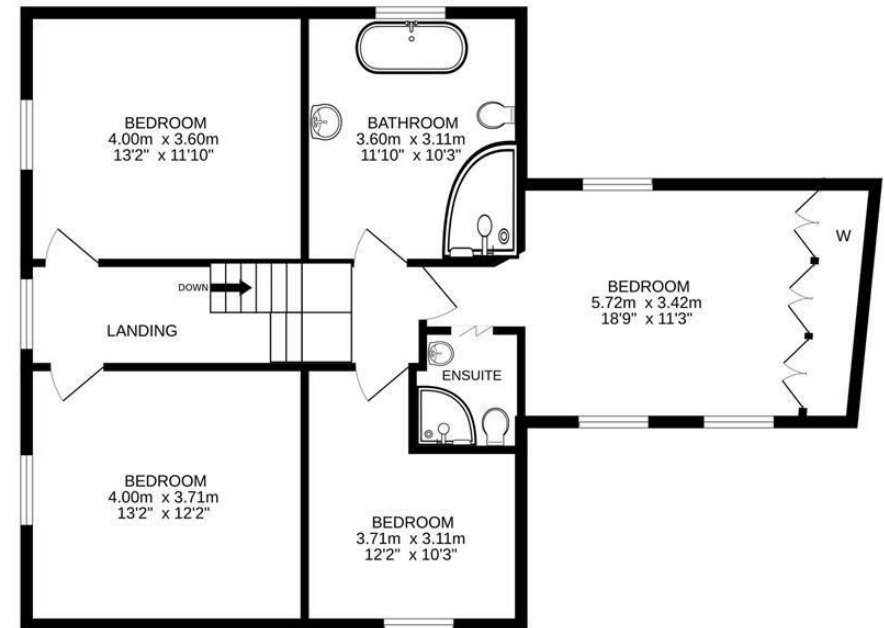




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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