

Lamorna View, Higher Kemyell

Lamorna, TR19 6NR



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First time to market since being developed in 2010. Situated within a stones throw of Lamorna Cove, this charming barn conversion offers a unique opportunity to own a slice of coastal paradise. With one reception room, one bedroom, and one bathroom, this immaculately presented property is perfect for those seeking a tranquil retreat or a successful holiday let. The barn boasts an incredible position, providing outstanding sea and coastal views that are sure to captivate any visitor. The property is just a short stroll from the incredible coastline and the coast path down into Lamorna Cove is nearby. The beautifully landscaped gardens feature inviting decking areas, ideal for al fresco dining or simply soaking in the serene surroundings. A luxurious hot tub adds an extra touch of indulgence, making it the perfect spot to unwind after a day of exploring the stunning Cornish coastline. Currently operating as a successful holiday let, this property presents an excellent investment opportunity. However, it could also serve as a main residence or a delightful bolt hole for those looking to escape the hustle and bustle of everyday life. The quiet and peaceful community near Lamorna Cove enhances the appeal, offering a sense of seclusion while still being within easy reach of local amenities. This barn conversion is not just a home; it is a lifestyle choice, inviting you to embrace the beauty of coastal living in one of Cornwall's most enchanting locations. Whether you are seeking a permanent residence or a holiday retreat, this property is sure to impress.



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Guide price - £559,950

Location

Discover Lamorna, Penzance – a charming coastal haven in Cornwall, one of only six dark sky areas in the UK and situated in a National Landscape Area. Known for its stunning granite cliffs and serene boulder beaches, Lamorna offers a peaceful retreat with breathtaking views and lush vegetation. Enjoy scenic coastal paths perfect for hiking and birdwatching, and explore local amenities like cozy pubs and unique shops. Nearby, the quaint village of Mousehole adds to the area's charm. Lamorna, Penzance, is the perfect blend of natural beauty and cultural heritage, ideal for those seeking tranquility and adventure.

Accommodation

Reception area
Bedroom
Bathroom
Shower room
Kitchen
Garden/Sun room

Parking

The property benefits from off road parking for 1-2 vehicles.

Outside

The property benefits from wonderfully presented gardens, featuring large open lawn areas with mature trees and bushes. There is a hot tub in situ with a timber surround and cover. Beautifully landscaped areas with patio, landscaped flower beds and decking areas. The gardens all enjoy the outstanding views of the open ocean and the coastline.

Services

Mains electricity. Septic tank drainage. LPG bottles for central heating. Bore hole water. Freehold tenure. Underfloor heating throughout, new boiler 2025. New hot tub installed 2025.

Agents note

Our clients have informed us that the ancient ruins of Kemyel Manor House and part of the land is under a covenant that the ruin cannot be developed and for the land in that area to be used and enjoyed as a garden. Our client advises us that this covenant does not apply to the land to the west and south seaward side of the residential barn which subject to planning could be developed/extended.

Holiday let figures

Our clients currently utilise the property as a successful holiday let and figures are available upon request once any interested purchaser has viewed.





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			
(1-20) G			
Not energy efficient - higher running costs			
		60	76
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Service Charges

Our clients have informed us that the access lane to the property is owned by St Aubyns Estate and a local farmer. For any maintenance or repair costs, these are split between the two owners and then the residents.

Council Tax Band- Business Rates

What3Words

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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/>



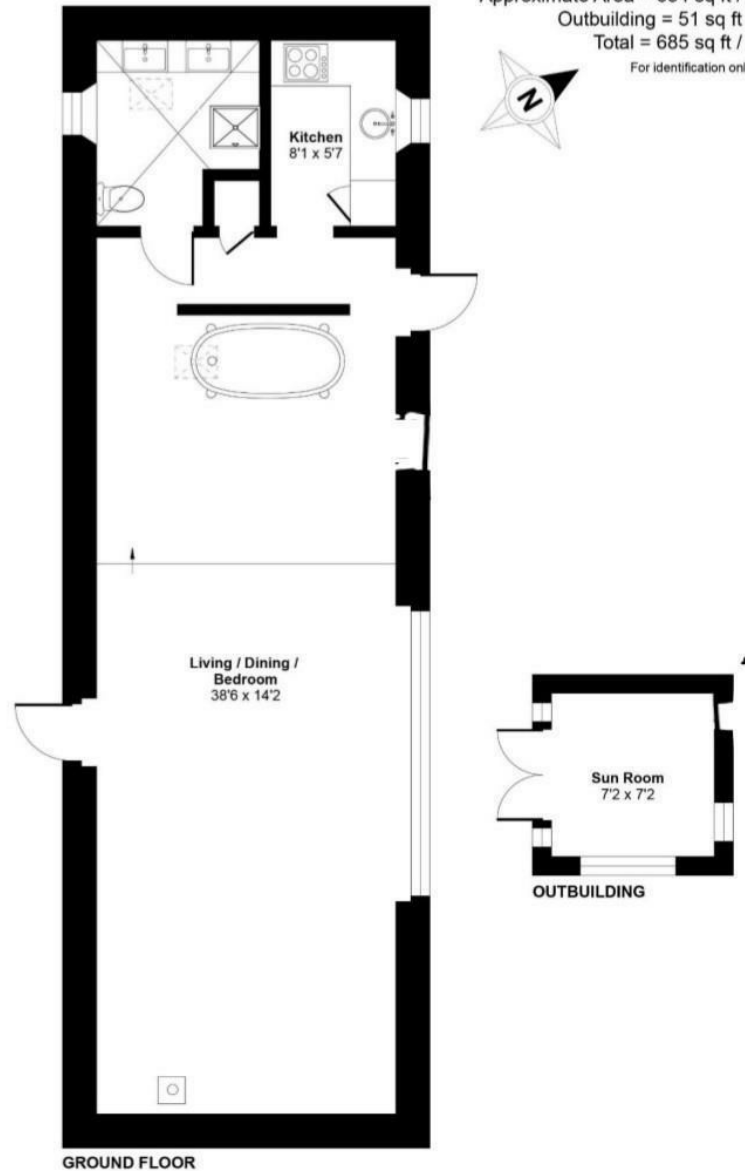
Higher Kemyell, Lamorna, Penzance, TR19

Approximate Area = 634 sq ft / 58.9 sq m

Outbuilding = 51 sq ft / 4.7 sq m

Total = 685 sq ft / 63.6 sq m

For identification only - Not to scale



The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.



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