



Glebe House & Land





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Sancreed, Penzance, Cornwall, TR20 8QS

Penzance 4 Miles - St Just 3.5 Miles

An appealing Grade II Listed former farmhouse with circa 1.5 acres of land. Occupying an enviable position at the heart of the highly regarded village of Sancreed, enjoying delightful views across its magnificent gardens towards the historic parish church.

- Grade II Listed
- 4 Bedrooms
- Circa 1.5 acres of land
- Attic Room
- Freehold
- NO ONWARD CHAIN
- Parking and Garage
- Outbuildings
- Gardens
- Council Tax Band F

Asking Price £775,000

Stags West Cornwall

61 Lemon Street, Truro, Cornwall, TR1 2PE

01736 223222 | westcornwall@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



@StagsProperty

SITUATION

Sancreed is a highly regarded rural parish situated in the heart of West Cornwall, enjoying a peaceful setting whilst remaining within easy reach of both Penzance and St Just. The village is renowned for its attractive countryside surroundings, historic church and strong sense of community, making it one of the area's most desirable locations.

The nearby town of St Just provides a good range of day-to-day amenities, including shops, cafés, public houses and schooling, whilst Penzance offers a more comprehensive selection of retail, leisure and commercial facilities.

The surrounding Penwith Peninsula is designated as a National Landscape (formerly Area of Outstanding Natural Beauty) and is celebrated for its dramatic coastline, unspoilt countryside, sandy beaches and picturesque fishing coves. Nearby Sennen Cove is particularly popular for its golden sands, excellent surfing and coastal walks.

West Cornwall is also renowned for its rich cultural heritage, with attractions including the Minack Theatre at Porthcurno, the galleries of Penzance and the renowned Tate St Ives.

Both St Just and Penzance are approximately four miles distant, with Penzance serving as the principal commercial centre for the area and benefiting from a mainline railway station providing direct services to London Paddington.

THE PROPERTY

This detached character residence offers generously proportioned accommodation arranged over two floors and retains a wealth of period features synonymous with a property of its age and standing. Glebe Farm presents a rare opportunity to acquire a home of considerable charm and character within one of West Cornwall's most sought-after rural communities.

The accommodation is centred around a welcoming central hallway off which all principal reception rooms are accessed. The farmhouse kitchen, enjoying pleasant views over the rear gardens and providing an ideal space for everyday family life. An adjoining dining room features an impressive inglenook fireplace, creating a wonderful focal point and an atmospheric setting for entertaining. The principal sitting room is particularly noteworthy, being flooded with natural light through its impressive near floor-to-ceiling windows which frame attractive views of the gardens beyond. An ornate fireplace and a number of original architectural details further enhance the character and appeal of the living accommodation.





Complementing the principal reception rooms is a substantial and highly practical utility room, together with a cloakroom and separate ground floor WC, providing excellent ancillary space for modern family living.

To the first floor are four superb bedrooms, all benefiting from the impressive ceiling heights and character sash windows expected of a property of this period. The bedrooms enjoy a wonderful sense of space and light, whilst the accommodation is served by a centrally positioned family bathroom.

A further staircase rises to a substantial attic room, offering excellent versatility and potential for a variety of uses, including additional accommodation, a studio, home office, hobby room or creative workspace, subject to any necessary consents.

Combining elegant period architecture, generous accommodation and an exceptional village setting, Glebe Farm represents a unique opportunity to acquire a distinguished family home of significant character in the heart of rural West Cornwall.

OUTSIDE

The gardens are a particular feature of the property, extending to create a beautiful setting around the house, with a variety of mature planting, lawned areas and attractive viewpoints. Complementing the principal residence are a useful garden room, detached studio, garage, potting shed and wood store, providing excellent flexibility for a range of lifestyle requirements.

THE LAND

To the rear of the property is a substantial paddock extending to approximately 1.5 acres, providing an excellent area of land with a variety of potential uses. The field is well enclosed by established Cornish hedging, creating a good degree of privacy and shelter while maintaining the property's attractive rural character.

The paddock benefits from convenient access directly from the rear garden of the property, as well as its own independent access from the adjoining road, providing excellent flexibility for those wishing to utilise the land separately from the main house. The generous size and level of accessibility make the paddock particularly well suited to equestrian, grazing, recreational or other rural pursuits, subject to any necessary consents.

SERVICES

Mains Water and Electricity.
Private Drainage - Septic Tank
Oil Fired Central Heating - Installed 2022

VIEWINGS

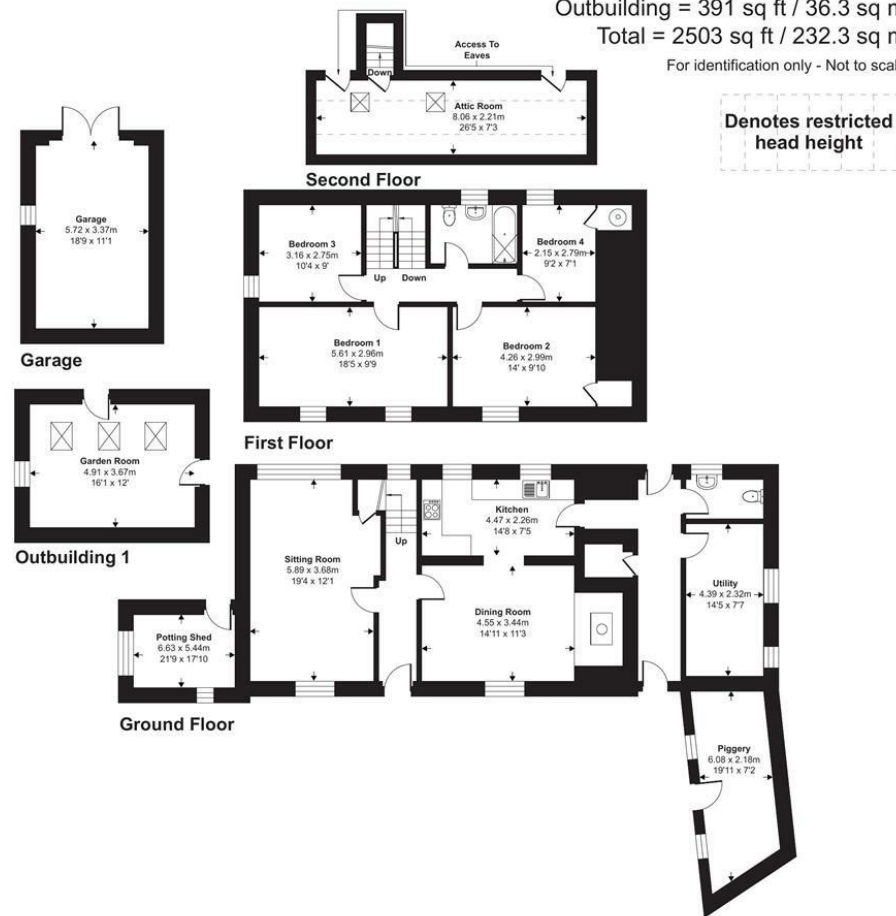
Strictly and only by prior appointment with Stags' West Cornwall on 01736 223222

DIRECTIONS

From the A30 heading toward Lands End - on approaching Drift, turn right towards the reservoir, continue past into Sancreed, The property is directly opposite the church.
[What3words///hunt.awakening.credit](https://www.hunt.awakening.credit)

Approximate Area = 1792 sq ft / 166.4 sq m
 Limited Use Area(s) = 118 sq ft / 10.9 sq m
 Garage = 202 sq ft / 18.7 sq m
 Outbuilding = 391 sq ft / 36.3 sq m
 Total = 2503 sq ft / 232.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2026. Produced for Stags. REF: 1476974



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		94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



