

EMBLA GEW
WEST CORNWALL

JONATHAN

CUNLIFFE



Embla Gew, Nancledra, Penzance TR20 8LL

A unique 4 bedroom home nestled in an Area of Outstanding Natural Beauty on the magnificent Lands End Peninsula, with extraordinary interiors and encircling private gardens, the house has uninterrupted countryside views out to Mounts Bay and is an oasis of peace and quiet.

- Idyllic rural setting in an Area of Outstanding Natural Beauty
- Magnificent open-plan, atrium kitchen • 4 bedrooms, one en suite
- 1 bedroom apartment • Study, snug, living room, editing suite and summer room
- Pantry, utility and double garage • Same ownership for over 55 years
- Set in approx 2.5 acres of glorious, private gardens • EPC E • 3480 sqft









SETTING THE SCENE

Embla Gew is set in an Area of Outstanding Natural Beauty (ANOB), on the edge of the charming village of Nancledra on the Lands End Peninsula. Tucked away in a remarkably private, idyllic, shallow valley, the house has uninterrupted views of the beautiful Cornish countryside and coastline. Close by there are magnificent white beaches, turquoise waters and coves on both the North and South coasts. There are also fishing lakes; a nature reserve at Baker's Pit, just over the brow of the hill and a golf course in Lelant. Perfectly positioned to make the most of both Cornwall's coastlines, St Ives and Carbis Bay are about three miles to the North and Penzance and Mounts Bay are about five miles to the South. At Penzance, there is a mainline station on the London Paddington line.

HISTORY

The original building was purchased by the current owners in 1966 and consisted of a row of three farm workers cottages, which are believed to be over 200 years old. Thoughtfully considering, designing and improving every inch of the house and garden over many years, in 2004 they contracted, Joe Poynton, from the award-winning architects Poynton and Bradbury, to design plans for a complete renovation of Embla Gew. This extensive work included adding a George Robinson designed atrium kitchen and a separate apartment for a dependent relative. All the renovation works were completed in 2007.

THE TOUR

Tucked away down the prettiest of country lanes and approached via a private drive that weaves through farmland, the house unveils itself in a wonderfully peaceful position amidst the beautiful, wild landscape of West Penwith. A much-loved home, the property has had a complete renovation under the current ownership, creatively reimagined with beautiful interiors imbued with a sense of tranquility and warmth. The garden in which it sits reflects and enhances this enduring spirit.

The open-plan kitchen is very much the heart of the home and features an impressive atrium that creates a magnificent quality of light and space. This is echoed by the breathtaking 'summer room', which has an almost Mediterranean feel and is the perfect spot to read or bask in the sunlight, whilst looking out onto the adjoining walled garden. To the front of the house, there are a series of cosy, versatile reception rooms including a cinema room, editing room and study and towards

the back, there is a utility, pantry and a huge double garage with an impressive workshop and useful boarded attic space above. There are three bedrooms on the first floor, each holding uninterrupted views over the gardens, countryside and out to Mounts Bay beyond. Furthermore, beyond the kitchen, there is a delightful apartment that enjoys privacy from the main house and offers comfortable guest accommodation.

STEP OUTSIDE

The gardens are enchanting, unfolding across a labyrinth of beautifully planted interconnecting 'rooms' that surround the house in an oasis of peace and quiet. Spanning just under 2.5 acres, the garden has been completely and lovingly re-landscaped over the last 30 years and as well as being set within an AONB, it is also enveloped by farmland that is in the process of being protected by SSSI (Sites of Special Scientific Interest).

With a wide selection of interesting trees and shrubs, a highly productive soft fruit cage and carefully planned herbaceous borders, the house is cocooned in a wealth of year-round colour and has created its own micro-climate that offers a sanctuary to all wildlife. There is an immense sense of peace and privacy, with many places to sit and take in the atmosphere and surrounding nature, as well as the spectacular sunrises and moonlit nights that are heightened by the incredible dark skies.

SERVICES

Mains electricity, private water from a borehole, private drainage, oil-fired central heating and fibre to the house with superfast broadband.

DISTANCES

 (All distances approximate)

St Ives 3 miles, North Coast Road 2 miles, Penzance 5 miles (mainline station)

DIRECTIONS

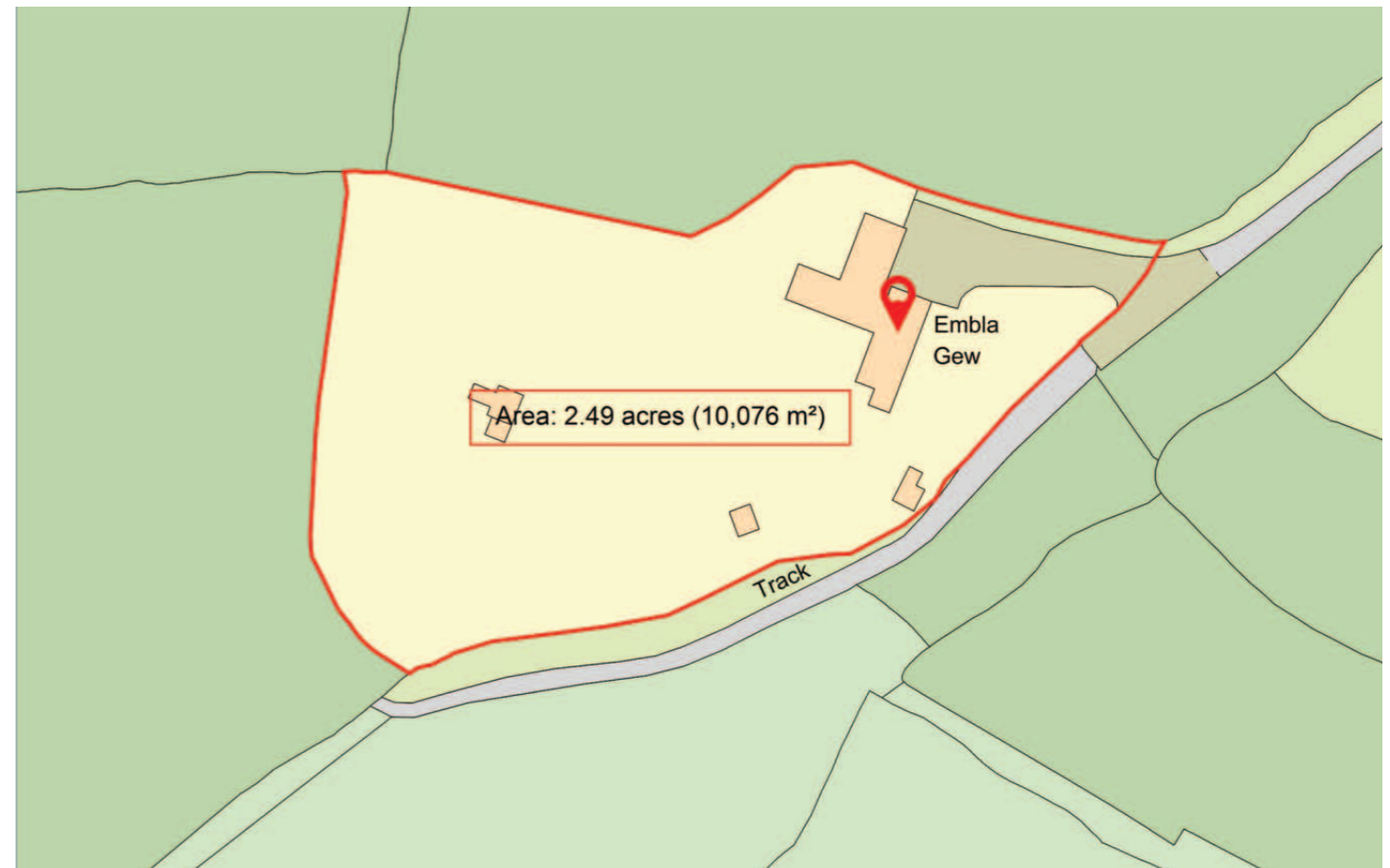
Coming from Lelant travel toward Nancledra and once in the village, take a sharp right hand turn (just after the small garage & paint shop) signed to Georgia & Embla. Continue along the lane until you come to a junction and take the left hand turn also signed to Embla. Travel along this road for 0.8 of a mile until you reach a driveway on the left signed to Embla Gew. Drive through the neighbouring farm and along the private drive up to the house and garaging.

WHAT3WORDS LOCATION

///bombshell.quietly.envisage

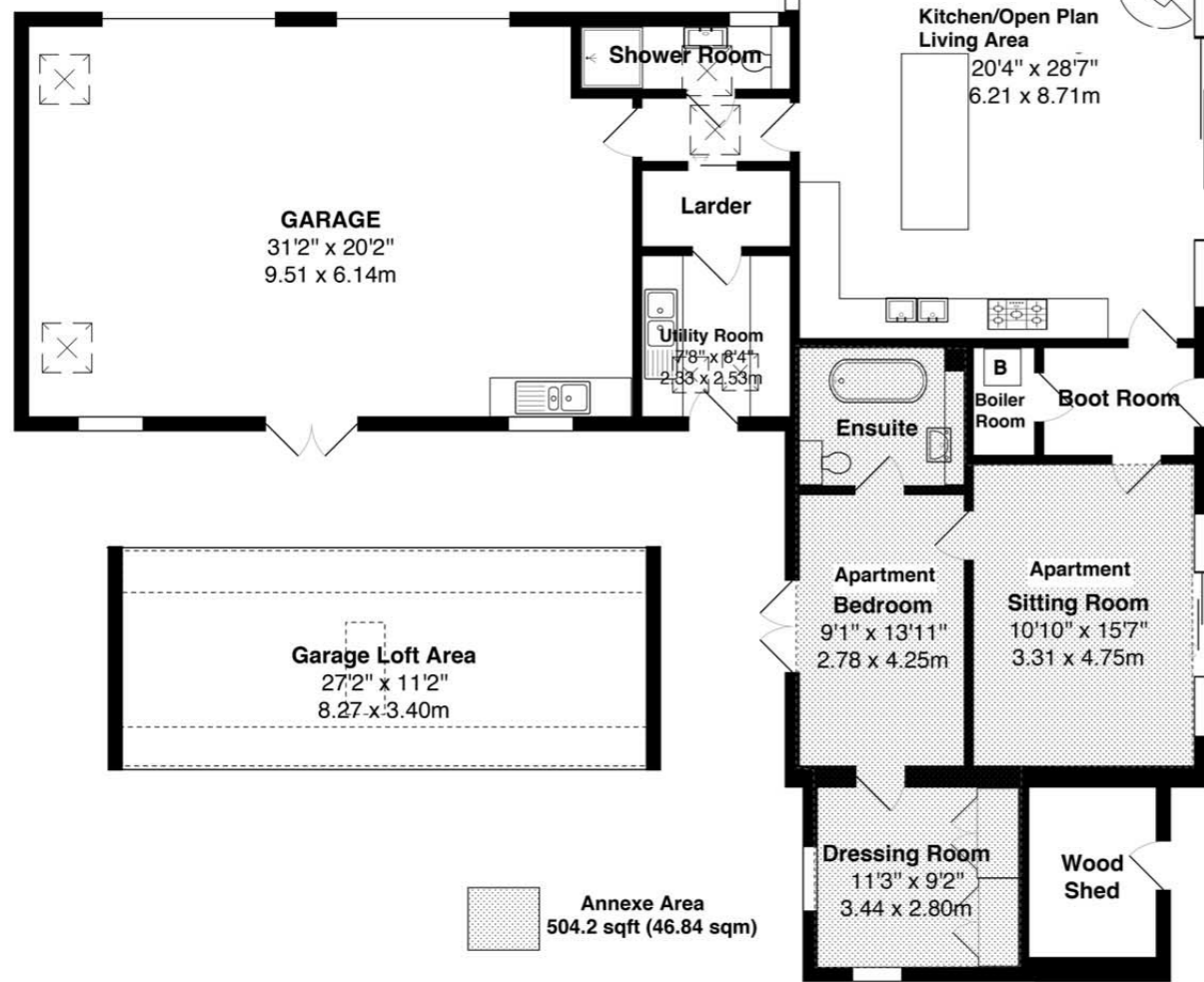
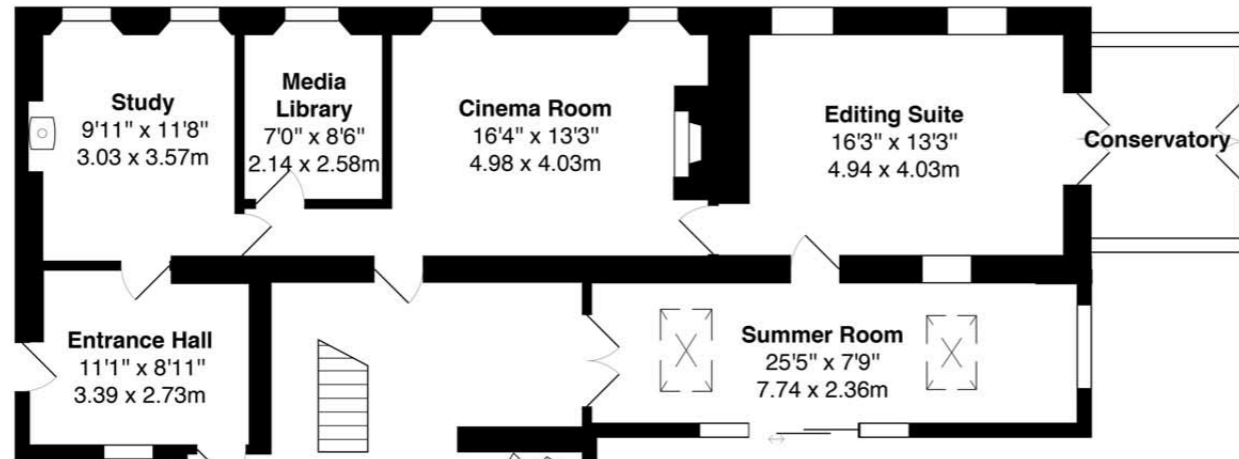
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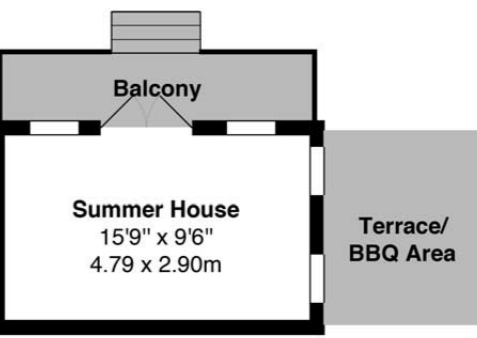
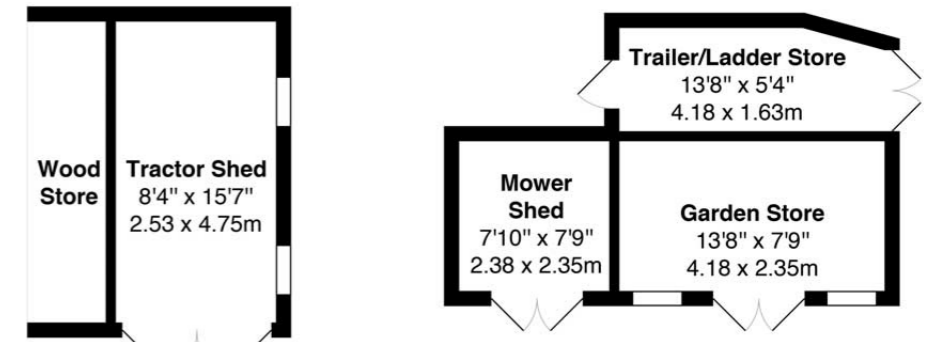


First Floor
Approx Area 764 sqft 71 sqm



Ground Floor
Approx Area 2716 sqft 252.3 sqm

Annexe Area
504.2 sqft (46.84 sqm)



Garden Buildings
Approx Area 510 sqft 47.4 sqm



EMBLA GEW NANCLEDRA PENZANCE TR20 8LL
TOTAL APPROX. FLOOR AREA 3480 sqft (323.3 sqm)
 (excluding garden buildings & Garage Loft area)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

ANTI-MONEY LAUNDERING REGULATIONS

It is a legal requirement that we receive verified identification from all buyers before a sale can be formally instructed. Your cooperation on this matter is much appreciated to ensure there is no unnecessary delay in concluding a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FUNDING

Prior to agreeing a sale, our clients may require us to obtain a proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays and will inform you of what we require prior to agreeing a sale.

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