

THE MODERN HOUSE



Lizard Peninsula, Cornwall
Sold

Halzephron House

Perched high on Cornish Cliffs, this fantastic collection of houses occupies an unrivalled position on the Lizard Peninsula, a most sought-after southerly coastline renowned for its long stretches of golden beaches, steep escarpments, smugglers' coves and crystal-clear waters. Halzephron House constitutes four separate dwellings, three of which could draw a significant holiday rental income. The total plot, measuring approximately four acres in its entirety, houses secret gardens with superlative sea views and an expansive private amphitheatre, playing host to numerous music concerts and weddings.

The primary residence is a beautifully renovated 17th-Century building steeped in history, with over 3,020 sq ft of living space internally. Smugglers' tunnels run under the house and all the way down to the cove below and in the early 1900s, a catalogue of literary heavyweights stayed here; A. A. Milne, J. M. Barrie and Sir Arthur Conan Doyle were among the many.

THE MODERN HOUSE



Halzephron House

Principally arranged across two storeys, the house has an interesting layout of split-levels and extended wings. Across the ground floor, the primary living areas transition effortlessly between functional family life and flexible, sociable entertaining space, with rooms divided but interconnected. The warm, snug living room has a log-burner at its centre and thick oak floorboards running underfoot. A bright, open-plan dining room and modern kitchen are adjoined. A workspace or studio, flooded with typically impressive coastal light throughout the day, is also positioned at ground-floor level, with a large utility space positioned opposite and a wet room with direct access from the garden.



Arguably the most impressive space in the house, a beautiful Orangery, sits to one side of the entrance hall. Expansive panels of glazing and glass doors allow light to flood through, merging the interior space with the gardens. Four bedrooms and a drawing room occupy the first floor; each with spectacular views out to the sea or the rolling countryside. The master bedroom also has a balcony and en-suite bathroom.

The Cottage, measuring approximately 1,183 sq ft, is the largest of the additional three dwellings; with two bedrooms on the ground floor and the third bedroom and a workspace set in the gabled eaves. The Cottage has been easily reconfigured for multiple uses in the past: a shop, a café and a space to host pop-up dinners and live-music events.



The Cabin and The Observatory provide a further 600 sq ft of self-contained living space, both beautifully bright and with far-reaching sea views. Set out across a single-storey, each space has been thoughtfully designed and beautifully decorated, housing a double bedroom, bathroom, kitchenette and living area, with a secluded surrounding garden, primarily laid to lawn.

The broader gardens are diverse and interesting, with mature trees and shrubs and deep herbaceous flower borders. An enchanting secret garden sits separately and is completely hidden from the house, providing a wonderfully private place to sit and take in the breathtaking views. From here, the coastal path leads across a wild meadow to the expansive amphitheatre, an exciting opportunity for outdoor events. The plot itself is surrounded by National Trust land and therefore protected from development.

*South-West England
Sold*

THE MODERN HOUSE



Halzephron House

Halzephron House is exceptionally well placed for access to the local beaches and dramatic coastline walks and cycle routes. The golden sands of Church Cove, a hidden gem, perfect for surfing, swimming and bathing, can be reached on foot in ten minutes along a no-through lane. Dollar Cove, which takes its name from the silver dollars that still wash up from an ancient wreck and the charming 13th Century church, St. Winwalloe, are also both within easy reach. The popular local pub and restaurant is a five-minute walk from the house. Further afield, Lizard Point, Britain's most southerly, is a short drive away, as is the Helford River and its sailing facilities and glorious sub-tropical gardens.

The nearest train stations are those at Truro and Penzance, both just over 20 miles from the house and providing a direct service to London Paddington.



South-West England
Sold

THE MODERN HOUSE



About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.