



Bowjy Cottage, Gulval, Penzance,
Cornwall, TR20 8UR









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GUIDE PRICE £795,000 FREEHOLD

Lovely sea views over Mount's Bay to St Michael's Mount and beyond from this character four bed detached, reverse level barn, set in approximately 8 acres surrounded by open countryside and only a short drive to Penzance.

- * **FOUR BEDROOM REVERSE LEVEL DETACHED BARN CONVERSION** *
- * **BALCONY WITH LOVELY SEA VIEWS TO ST MICHAEL'S MOUNT** *
- * **LOUNGE/DINING ROOM * KITCHEN/BREAKFAST ROOM** *
- * **LIVING ROOM * UTILITY ROOM * TWO BATHROOMS** *
- * **SECLUDED GARDENS PLUS 8 ACRES * PADDOCK + WOODLAND** *
- * **GRAVELLED PARKING AND TURNING AREA * WORKSHOP/GARAGE** *
- * **GOOD DECORATIVE ORDER * MANY PERIOD FEATURES** *
- * **SOUGHT-AFTER SEMI RURAL LOCATION * EXCELLENT OPPORTUNITY** *
- * **VIEWING RECOMMENDED * AONB * EPC = C * COUNCIL TAX BAND = C** *
- * **APPROXIMATELY 185 SQUARE METRES** *

The property has deceptively spacious accommodation over two floors which would be easily divided into two self-contained properties, subject to any necessary planning permission, set within approximately 8 acres with direct sea views across the valley to St Michael's Mount and beyond. Bowjy Cottage is a good example of a barn conversion which has been converted with much care and consideration, retaining many period features and taking full advantage of the sweep of Mount's Bay and surrounding countryside. A particularly attractive feature is the balcony off the living room, which has rural views and direct views of St Michel's Mount. The gardens offer a good degree of privacy and the land lies to the side and rear of Bowjy Cottage with woodland and natural habitat and paddock areas. The Bowjy is located in the renowned Trevaylor Valley which is an Area of Outstanding Natural Beauty and the stream that runs though the valley forms a boundary to the property, which has historically been used for market gardening. To the front there is a gravelled parking and turning area along with a raised lawned area, again with good views. Bowjy Cottage is located in a semi rural location on the outskirts of Penzance, within a short drive of most amenities and with so few properties of this nature available, we recommend an early appointment.

Entrance door to:

LOUNGE/DINING ROOM: 35' 2" x 15' 5" (10.72m x 4.70m) Double aspect room with panoramic sea views across the surrounding countryside to St Michael's Mount and beyond, oak flooring, TV point, radiator. Dining area with a range of built in units, double glazed window with lovely countryside views, sliding patio doors to:

BALCONY: 28' 0" x 7' 0" (8.53m x 2.13m) Lovely sea views across surrounding countryside to St Michael's Mount and beyond.

UTILITY ROOM/PLUMBED FOR A CLOAKROOM: 5' 6" x 5' 4" (1.68m x 1.63m) Plumbing for washing machine.

KITCHEN/BREAKFAST ROOM: 18' 9" x 13' 5" (5.72m x 4.09m) Single drainer sink unit with cupboards below, range of base units, built in oven, four ring hob and extractor hood, exposed A frames, slate flooring, double glazed window with sea and rural views to St Michael's Mount, door to:

LIVING ROOM: 17' 7" x 13' 7" (5.36m x 4.14m) Multi fuel stove set on a marble hearth, exposed A frames, lovely sea views to St Michael's Mount, double aspect room, door to garden.

FIRST STAIRCASE: From kitchen/breakfast room down to:

INNER HALLWAY: Built in cupboard, shelving, radiator.

BEDROOM ONE: 17' 7" x 13' 2" (5.36m x 4.01m) Open views across surrounding countryside and beyond, radiator and door to gardens.

BEDROOM TWO: 13' 1" x 9' 9" (3.99m x 2.97m) Open rural views across surrounding countryside, radiator.

BATHROOM: White suite comprising panelled bath with glazed screen and shower over, pedestal wash hand basin, low level WC, slate flooring, chrome towel rail.

Second staircase from lounge/dining room down to:

INNER HALLWAY:

BEDROOM THREE: 18' 2" x 14' 3" (5.54m x 4.34m) Lovely rural outlook across surrounding countryside, radiator, double glazed door to gardens.

BEDROOM FOUR: 10' 7" x 13' 2" (3.23m x 4.01m) Overlooking gardens and surrounding countryside, built in wardrobe, radiator.

BATHROOM: White suite comprising panelled bath with glazed screen and shower over, vanity unit, wash hand basin with cupboards below, low level WC, double glazed window, heated towel rail.

OUTSIDE: The property stands in secluded gardens which overlook surrounding countryside, offering a good degree of privacy, from the front open views across the valley to St Michael's Mount and beyond. Gravelled parking and turning area. From the gardens access to approximately 8 acres of grounds, divided into paddock areas, woodland and natural habitat, surrounded by open countryside.

SERVICES: Mains water, electricity and private drainage.

DIRECTIONS: On entering Penzance proceed straight across to the roundabout by Tesco's and then take the next turning right signed posted Gulval, continue along this road for approximately half a mile, at sharp right hand bend, take the turning left towards Heamoor and Newmill, take the second turning right signed posted Newmill, proceed along here for approximately 400 yards where you come to a property on your left hand side and a small open on your right, turn right here which will take you to Bowjy Cottage.

AGENTS NOTE: We understand from Openreach website that Ultrafast Full Fibre Broadband is available to the property. We tested the mobile phone signal for Vodafone which was fair. The property is constructed of granite under a slate roof.

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.
