



Horsemill, Newmill, Penzance,
Cornwall, TR20 8XA







HORSEMILL, NEWMILL, PENZANCE, CORNWALL, TR20 8XA

GUIDE PRICE £650,000 FREEHOLD

- * 4/5 BEDROOMS * LIVING ROOM * DINING ROOM * KITCHEN * STUDY/BEDROOM 5 ***
- * CLOAKROOM * BATHROOM * SEPARATE SHOWER ROOM ***
- * OIL FIRED CENTRAL HEATING * MAJORITY OF WINDOWS DOUBLE GLAZED ***
- * TWO CONSERVATORIES * SUN ROOM ***
- * SET IN APPROXIMATELY 3/4 OF AN ACRE * MODERNISATION REQUIRED ***
- * DETACHED DOUBLE GARAGE WITH WORKSHOP ***
- * AREA OF OUTSTANDING NATURAL BEAUTY * SOUGHT AFTER RURAL LOCATION ***
- * EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED ***
- * EPC = TBC * COUNCIL TAX = E ***

A most charming 4/5 bedroom detached converted barn which was sympathetically renovated some years ago retaining many period features and offering spacious, now in need of some modernisation.

The property has spacious well proportioned living accommodation which would make an ideal family home and really needs to be viewed to appreciate the full potential. A particularly attractive feature are the enclosed gardens which are approximately three quarters of an acre with a range of mature trees and shrubs which create a good degree of privacy. The property is approached via a driveway which leads to a detached double garage with adjoining workshop. Bosulval is a quiet rural hamlet on the outskirts of Newmill, within easy reach of many country walks but within a short drive from the main town of Penzance and the North Cornish coast. Horsemills is a fine example of a family home and we would recommend an early appointment.

ENTRANCE VESTIBULE: Slate flooring, granite walls, double stained glass pine doors to:

ENTRANCE HALL: 25' 2" x 10' 5" (7.67m x 3.17m) Exposed pine flooring, built in cloaks cupboards, understairs storage cupboard, two radiators.

CLOAKROOM: Low level WC, wooden flooring.

BATHROOM: White suite comprising semi sunken bath with chrome mixer tap and shower attachments, vanity unit with sunken wash hand basin and cupboards below, Upvc double glazed window, built in cupboard, radiator.

STUDY/BEDROOM FIVE: 10' 3" x 7' 0" (3.12m x 2.13m) Upvc double glazed window, built in cupboards, radiator.

BEDROOM FOUR: Upvc double glazed window overlooking gardens, built in wardrobe and shelving, radiator.

KITCHEN: 13' 3" x 10' 3" (4.04m x 3.12m) Stainless steel single drainer sink unit with cupboards below, range of fitted pine base units, wall cupboards, built in oven and four ring propane gas hob, worksurfaces and power points, Upvc double glazed window with working shutters, window seat overlooking gardens, beamed ceiling, plumbing for washing machine, radiator.

DINING ROOM: 19' 10" x 13' 6" (6.05m x 4.11m) Open fireplace with cast iron multi fuel burner, exposed A frames, television point, built in cupboard housing oil fired central heating boiler, two radiators. Stable door to:

CONSERVATORY: 15' 10" x 8' 8" (4.83m x 2.64m) Double aspect overlooking courtyard, delabole slate flooring, night storage radiator, door to courtyard.

SUN ROOM: 17' 10" x 9' 8" (5.44m x 2.95m) High pitched ceiling with two double glazed Velux windows, built in cupboards, quarry tiled flooring, sunken spotlights, access to roof space, working shutters, radiator, Upvc double glazed patio doors to gardens.

SITTING ROOM: 17' 7" x 14' 9" (5.36m x 4.50m) Open fireplace with cast iron multi fuel stove set on a raised quarry tiled hearth, built in dresser with cupboards and shelving and above, multi paned windows overlooking gardens, television point, shelved recess, radiator, double Upvc double glazed doors to:

CONSERVATORY: 9' 2" x 8' 0" (2.79m x 2.44m) Triple aspect overlooking gardens, Upvc double glazed, nights storage radiator, door to garden.

Stairs from entrance hall to:

FIRST FLOOR LANDING: Exposed A frames, radiator, double glazed doors leading to granite steps which lead to the gardens.

BEDROOM ONE: 13' 0" x 10' 5" (3.96m x 3.17m) Range of built in pine wardrobes, exposed A frames, built in cupboards, pine shutters, radiator.

BEDROOM TWO: 12' 7" x 8' 0" (3.84m x 2.44m) Upvc double glazed window, exposed beam, built in wardrobe, radiator.

BEDROOM THREE: 9' 7" x 5' 3" (2.92m x 1.60m) Built in captains bed, exposed beam, built in wardrobe, window overlooking gardens.

SHOWER ROOM: White suite comprising tiled shower cubicle, wash hand basin, low level WC, heated towel rail.

OUTSIDE: The property stands in approximately three quarters of an acre of gardens with an abundance of mature trees and shrubs which creates a high degree of privacy and seclusion. There is a detached summerhouse within the grounds, garden shed and various lawned areas. To the rear of the property is an enclosed courtyard. The property is approached via a driveway which leads to:

DETACHED DOUBLE GARAGE: 21' 10" x 17' 6" (6.65m x 5.33m) Two metal up and over doors, workbench, storage above, power and light. Pedestrian door to garden. Door to:

WORKSHOP: 19' 0" x 6' 9" (5.79m x 2.06m) Power and light.

SERVICES: Mains water and electricity. Shared septic tank drainage.

DIRECTIONS: From Penzance, proceed in an Easterly direction along Chyandour Cliff, taking the second turning left signposted Gulval. Continue along this road and take the second turning left signposted Heamoor & Newmill and then second turning right signposted Newmill. Follow this road into the village of Newmill and proceed out the other side taking the next turning right to Bosulval and Chysauster. Continue along here for approximately half a mile and Horse mills is the first property on your left hand side.

AGENTS NOTE: We understand from Openreach website that Full Fibre Broadband (FTTP) is available to the property. We tested the mobile phone signal for Vodafone which was intermittent. 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.

Penzance
01736 360203

Mousehole
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