



Stones Throw Cottage, Bojewyan
Stennack, Pendeen, Cornwall,
TR19 7TN



Marshall's
ESTATE AGENTS







STONES THROW COTTAGE, BOJEWYAN STENNACK, PENDEEN, CORNWALL, TR19 7TN

GUIDE PRICE £850,000 FREEHOLD

- * THREE DOUBLE BEDROOMS * TWO EN SUITE BEDROOMS * 26FT LOUNGE/DINING ROOM ***
- * KITCHEN WITH INTEGRAL APPLIANCES * GROUND FLOOR BATHROOM ***
- * TWO FURTHER BATHROOMS * UTILITY ROOM * COTTAGE STYLE GARDENS ***
- * PATIO WITH HOT TUB * SEA VIEWS * LAND OF APPROXIMATELY 5 ACRES ***
- * RANGE OF GRANITE OUTBUILDINGS * STABLES AND WOODEN GARAGE WITH MEZZANINE ***
- * OFF STREET PARKING ON DRIVEWAY * EPC = D * COUNCIL TAX BAND = C ***
- * APPROXIMATELY 135 SQUARE METRES ***

Situated on the Northern Coast of the Penwith Peninsula, between the towns of St Just and St Ives, and giving direct access onto the Southwest Coastal Foot Path, is this beautifully presented detached granite house, set within large mature gardens and a range of granite outbuildings, stables and large garage with adjoining fields approaching approximately 5 acres. The beautifully presented and spacious accommodation comprises of a 26ft lounge/dining room with feature inglenook fireplace. There is also a kitchen/breakfast room, utility and bathroom on the ground floor. On the first floor there are three double bedrooms, two of which are en suite. Bedroom one has a balcony to the rear enjoying distant sea views, bedroom two also enjoys views across the farmland towards the coast. There is a family bathroom with a rolltop free-standing bath and a study/reading area off the landing. The house is approached over gravelled pathway with cottage style gardens to both sides, further side garden laid to lawn, leads to lawned rear garden with steps onto patio with hot tub, all enclosed by granite wall, gated access leads onto a picnic area, which then adjoins the land, which is divided into four fields. There is a plant room adjoining the property, further granite store in front and to the side there is a driveway and parking for several vehicles leading to two single storey granite outbuildings, stables and large wooden garage with mezzanine level. The property has undergone a large renovation by the present vendors, is double glazed heated via a ground source heat pump, and there is also potential to install solar panels on the front/rear of the granite outbuilding as the supply from there is already connected to the house with RCD box and to export any excess energy. For those seeking the “good life”, there is direct ride out and walk onto the Penwith Moors from the back door. For equestrian users will be attracted by this superb out riding opportunity. The stunning Portherras beach is only a walk across 2 fields to the SouthWest Coastpath. An early viewing to fully appreciate this unique property is highly recommended.

Half glazed door into:

PORCH: Double glazed to three sides, tiled floor, electric fuse box, glazed door into:

LOUNGE/DINING ROOM: 26' 4" x 13' 7" (8.03m x 4.14m) Two double glazed sash windows to front, two radiators, slate floor, stairs rising, feature granite inglenook fireplace with inset burner, doors to:

KITCHEN/BREAKFAST ROOM: 16' 2" x 10' 0" (4.93m x 3.05m) Double glazed window and stable door to rear, inset spotlights, tiled floor, painted wood base and wall units with worksurfaces over, radiator, dual-fuel six ring blue range master with extractor over, double bowl porcelain sink unit, integral dishwasher, space for washing machine and fridge/freezer, kitchen plyth heater.

Door from lounge into:

HALLWAY: Further doors to:

BATHROOM: Double glazed window to front, inset spotlights, radiator, tiled floor, WC, pedestal wash hand basin, bath with mains shower over.

UTILITY ROOM: 12' 9" x 9' 9" (3.89m x 2.97m) Originally the kitchen. Double glazed window to front, radiator, slate floor, base units with rolltop worksurfaces and tiling over, single drainer stainless steel sink unit, plumbing for washing machine, space for tumble dryer, door to:

REAR LOBBY: Slate floor, double glazed stable door to outside.

FIRST FLOOR LANDING: Access to loft. Opens into:

STUDY/READING AREA: 6' 8" x 5' 11" (2.03m x 1.80m) Double glazed window to front, two radiators, two light tunnels, wall lights, door to:

BATHROOM: Wood floor, double glazed window to front, free standing roll top bath, fully tiled shower cubicle, pedestal wash hand basin, shaver light and point, WC, heated towel rail, inset spotlights, cupboard to one wall, doors to:

BEDROOM ONE: 13' 4" x 10' 9" (4.06m x 3.28m) Wooden floor, double glazed window to front and double glazed window and door to rear onto balcony enjoying views with external spiral staircase leading to rear garden, access to secondary loft, two radiators, built in wardrobes, door to:

EN SUITE: Skylight, heated towel rail, WC, pedestal wash hand basin, shaver light and point, fully tiled shower cubicle, inset spotlights, extractor fan.

BEDROOM TWO: 10' 7" x 9' 11" (3.23m x 3.02m) Double glazed window to rear enjoying views across open farmland towards the coast, radiator, inset spotlights, fitted wardrobes, door to:

EN SUITE: Skylight, tiled floor, heated towel rail, WC, pedestal wash hand basin, shaver light and point, fully tiled shower cubicle, extractor fan, inset spotlights.

BEDROOM THREE: 9' 8" x 9' 4" (2.95m x 2.84m) Double glazed window to front, built in wardrobes, radiator.

OUTSIDE: The property is approached over gravelled path leading to the front of the house, gardens to three sides of the property are laid to lawn, fully enclosed by granite wall. Rear garden is laid to lawn, steps lead to raised patio which has hot tub and again, fully enclosed by granite hedging. Pedestrian gateway leads to picnic area which joins approximately 5 acres of farmland, ideally suited for livestock or equestrian use. There is a detached granite workshop in front of the house and an attached block built shed with plant room and hot water tank. To the right hand side of the house there is parking for several vehicles leading to single storey granite workshop/stores, wooden stables, large garden shed in picnic field and garage with mezzanine level.

SERVICES: Mains electricity, water and drainage. Ground source heat pump.

AGENTS NOTE: We understand from Openreach website that Fibre to the Cabinet Broadband (FTTC) is available to the property. We tested the mobile phone signal for O2 which was good. The property is constructed of granite under a tiled 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
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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