



ROHRS & ROWE

Boscovean
Polmennor Road
Heamoor
Penzance
TR18 3JF

- Gorgeous Georgian residence
- Broad entrance hallway
- Generous sitting room
- Dining room with bay window
- Wonderful 22'8 x 15'6 kitchen
- Utility
- Snug / office
- Master bedroom en suite
- Five further bedrooms
- Bathroom and shower room
- Detached and self contained 1-bedroom annexe
- Outbuilding store
- Beautiful private gardens
- Broad courtyard
- Just over 1/2 acre grounds
- EPC D
- Council Tax Band F



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GORGEOUS GEORGIAN 6-BEDROOM RESIDENCE OFFERING SPACIOUS ACCOMMODATION AS WELL AS A SEPARATE SELF CONTAINED ANNEXE, SET IN BEAUTIFUL PRIVATE GARDENS AND GROUNDS OF CIRCA HALF OF AN ACRE



PROPERTY

Boscovean is a charming residence nestled in its beautiful private grounds on the edge of the village of Heamoor, just a short distance from Penzance.

The house has great charm and character and makes a lovely first impression upon arrival. A wide porch leads to the broad hallway and then into the delightful sitting room, which showcases the beautiful gardens through a bay window. On the opposite side of the hall is the dining room, which also features a bay window. The open-plan kitchen is set right in the centre of the house and is a wonderful place to entertain, with a generous central island topped with an impressively thick slate. To the rear is a generous utility room and cloakroom, and then through into an attractive snug.

The main staircase leads from the hallway to the main bedroom area, where there is a stunning master suite with an impressive en suite bathroom. There are three further bedrooms and a family shower room, and then a step down to a lower area with two further bedrooms and a bathroom.

The gardens are a major part of what makes Boscovean so special. The planting is superb and creates a very private and secluded environment with lovely colour from the many specimen plants and shrubs. Within the grounds is a lovely self-contained 1-bedroom annexe that could offer additional accommodation for a dependent relative or for income. The ground floor comprises a sitting room and kitchen, with a bathroom on a half landing and a lovely bedroom on the upper floor.









LOCATION

Boscovean is situated in a peaceful location on the edge of Heamoor, close to the popular town of Penzance. The location offers a very peaceful setting with a beautiful rural backdrop.

Penzance is a charming town on the south-facing shores of Mount's Bay, with the seafront vista dominated by the iconic St Michael's Mount. Along the promenade is the art deco Jubilee pool, and there are regular ferries to the Isles of Scilly. The town offers shops, cafes, and restaurants, along with a variety of charming Georgian architecture and the stunning sub-tropical gardens of Morrab and Penlee. A short distance away is the fishing port of Newlyn, famous for its school of art, and a little further along is the beautiful village of Mousehole. St Ives is a major attraction in the area with its range of specialist shops, The Tate Gallery, and a variety of wonderful restaurants.

The Lizard Peninsula is also only a short drive away and here you can access the stunning Kynance Cove along with many other intimate beaches, as well as exploring the dramatic coastline from the SW Coast Path. West Cornwall is also immediately on hand, with stunning beaches such as Porthcurno being brilliant for relaxing and swimming and the famous Sennen Cove being perfect for surfers of all abilities.





Polmennor Road, Heamoor, Penzance, TR18 3JF

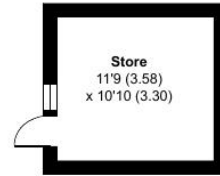
Approximate Area = 3096 sq ft / 287.6 sq m

Annex = 562 sq ft / 52.2 sq m

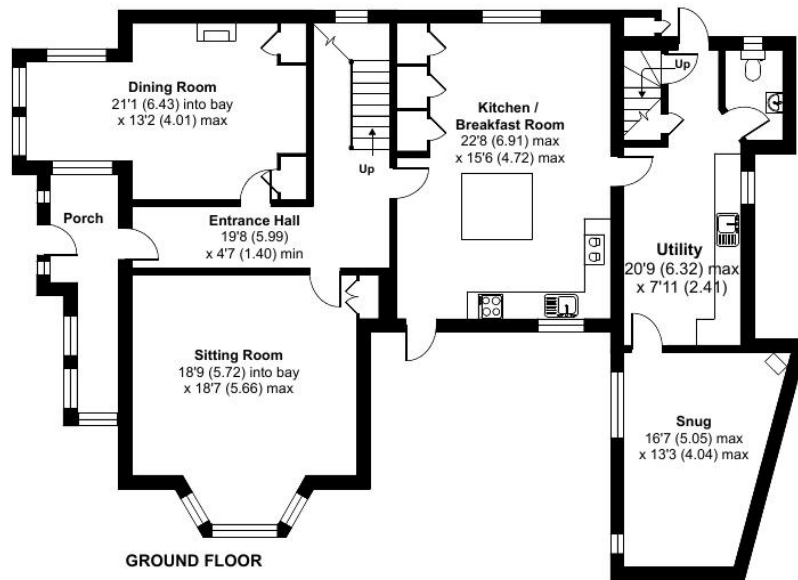
Outbuilding = 130 sq ft / 12 sq m

Total = 3788 sq ft / 351.9 sq m

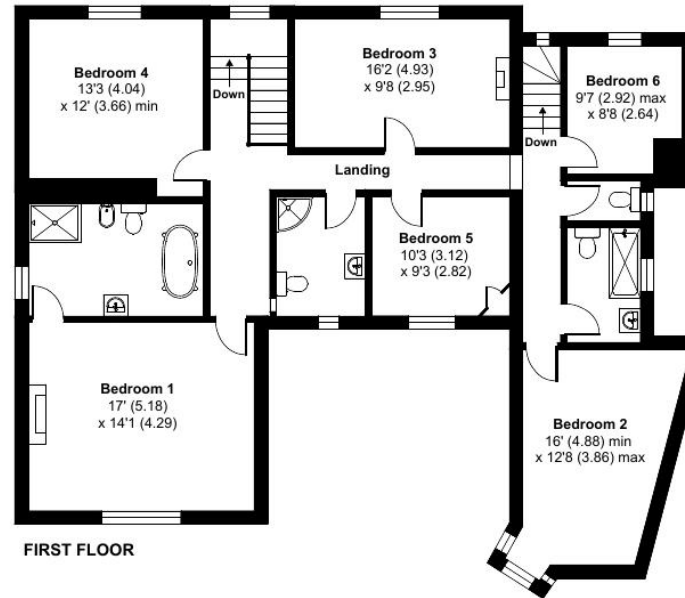
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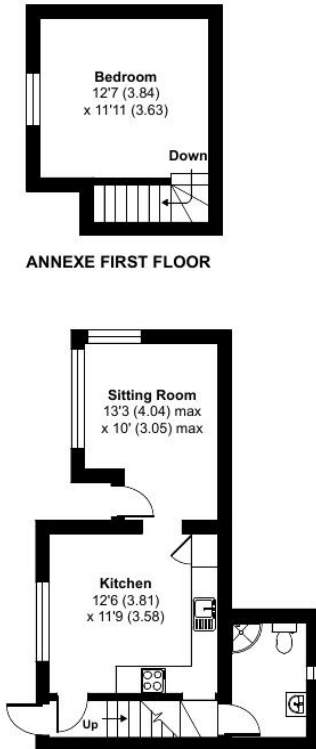
OUTBUILDING



GROUND FLOOR



FIRST FLOOR



ANNEXE FIRST FLOOR

ANNEXE GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Rohrs and Rowe. REF: 1110956



Services: Mains water, electricity & gas. Private drainage.

Directions: What3words: ///glaze.safe.orange

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