



The Old Barn











# The Old Barn

Bosulval, Penzance, Cornwall, TR20 8XA

Penzance 3 miles, St.Ives 7 miles, Sennen 12 Miles.

A superbly presented, and attractive character barn conversion with superb gardens and adjoining paddock offering the a true lifestyle property in a stunning rural position.

- Recently Renovated
- Garage & Utility
- Workshop & Studio
- Paddock Circa 0.55 Acre
- Freehold
- Lifestyle Property
- Ancillary Accommodation
- Countryside Views
- Ample Parking
- Council Tax Band E

Guide Price £840,000

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## SITUATION

Tucked away in the picturesque hamlet of Bosulval on the breathtaking Penwith Peninsula, The Old Barn enjoys a prime rural location within an Area of Outstanding Natural Beauty. Set between the rugged north coast and the sparkling waters of Mount's Bay, this elevated home offers sweeping sea views and easy access to Penzance—the main commercial center of the Land's End peninsula.

The Penwith Peninsula is celebrated for its raw, untouched beauty, with a landscape that ranges from dramatic cliffs and wooded valleys to hidden fishing coves and pristine beaches. The area is also known for its exceptional 'dark skies', making it a haven for stargazers.

Nature lovers will appreciate the many scenic walking trails nearby, while the vibrant, artsy town of St Ives lies just 7 miles away.

For travel beyond Cornwall, Penzance provides mainline rail services with direct connections to London Paddington.

## THE PROPERTY

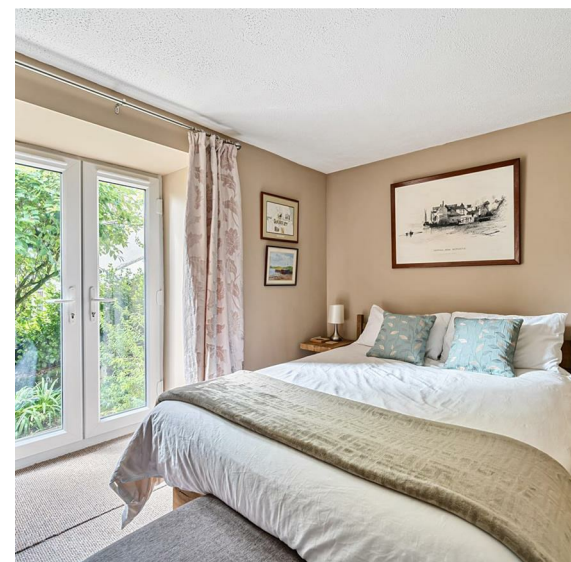
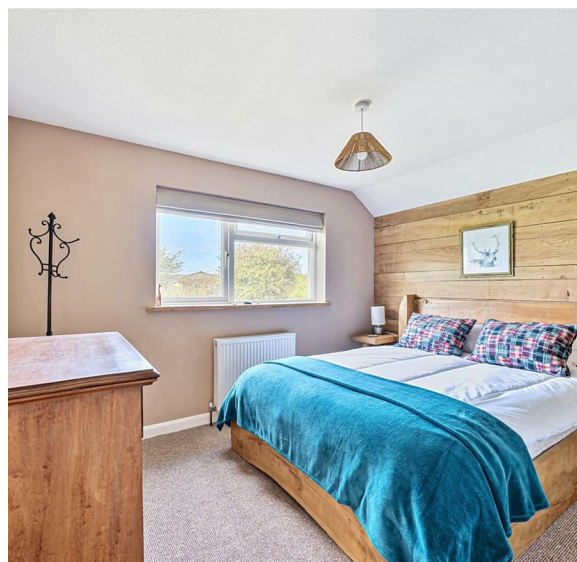
The Old Barn is a beautifully restored and converted barn set in a stunning location within an Area of Outstanding Natural Beauty, offering sweeping views across fields toward the sea and nearby moorland, close to the historic Chysauster Ancient Village.

Having recently undergone significant renovations, the property has been tastefully modernized while preserving its traditional charm. This 4-bedroom barn conversion also features a separate 1-bedroom ancillary accommodation, providing versatile options for extended family or multi-generational living.

At the heart of the home is a spacious and light-filled 'living kitchen,' featuring vaulted ceilings, a large central island, and an array of cabinetry. The kitchen includes a cozy seating area with a wood-burning stove, enjoying views to both the front and rear of the property.

Continuing the ground floor, the character rich sitting room boasts a large inglenook fireplace with wood burning boiler stove and traditional exposed beams. Adjacent to this is the lovely natural light filled sunroom with doors into the secluded courtyard garden. A superb ground floor bedroom offer spacious light accommodation with French doors to the courtyard garden, with usefully downstairs bathroom and utility further along the central corridor.

Upstairs, a split staircase takes you to the master bedroom with a modern en-suite bathroom. Two additional generously sized double bedrooms share a Jack-and-Jill en-suite shower room, completing the main house accommodation.







### ANCILLARY ACCOMMODATION

Above the garage, with its own private entrance, is a first-floor office featuring a newly fitted shower room. This versatile space makes an ideal home office or can serve as additional accommodation for the main house. It enjoys stunning, far-reaching views across the surrounding fields and down toward Mounts Bay, offering both functionality and breathtaking scenery.

### GARAGE

The property includes a detached, purpose-built garage with an up-and-over door, a rear utility room, and a spacious log store located to the side.

### OUTSIDE

At the rear of the property, there is a spacious paved entertaining area accessible from both the kitchen and the main corridor. This area includes a recently constructed timber outbuilding with removable sides, offering great flexibility for outdoor gatherings. The rear garden features a variety of shrubs, raised flower beds, and lawn area surrounded by mature trees, plants, and traditional Cornish hedging.

Steps lead up to an additional garden space, complete with a wildlife pond, lawns and fenced hedges providing a high level of privacy.

At the front of the property, a large gravelled parking area accommodates approximately three cars, bordered by Cornish hedging. There is also a lawned section, beautifully stocked with a variety of trees, plants, and shrubs, along with a pathway leading to the rear garden.

Additionally, the property includes an adjoining paddock of about 0.55 acres, with its own gated entrance. The current owner has established several no-dig organic beds, ideal for family food production and with potential for expansion. The remaining paddock area is edged with hawthorn stock hedge along the northern fence line. The rest of the paddock is wildflower meadow, edged with numerous trees including fruit.

### SERVICES

Oil Fired Central Heating, Mains Water, Main Electric, Private Drainage

### VIEWINGS

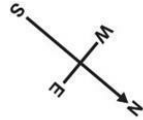
Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

### DIRECTIONS

From the A30 towards Penzance turn right entering Crowlas and onto the B3309 towards Ludgvan. Continue along the B3309 until you reach the Penzance – St.Ives road (B3311), turn right towards Penzance and continue until you reach Badgers Cross. Before dropping down into Gulval take the right signed posted Chysauster and proceed for almost 2 miles.

Drive up the hill, follow the road until you enter the small hamlet of Bosulval. The Old Barn is located as you enter the hamlet on the right-hand side.





Approximate Area = 1775 sq ft / 164.8 sq m  
Garage = 509 sq ft / 47.3 sq m  
Outbuilding = 480sq ft / 45 sq m  
Total = 2764sq ft / 257.1sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Stags. REF: 1193310



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		Not energy efficient - higher running costs
(1-20) G		
England & Wales		EU Directive 2002/91/EC







