



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LTR50531064

£1,075,000

Boscovean,
Polmennor Road, Heamoor, Penzance, Cornwall, TR18 3JF

FREEHOLD



An extremely handsome non-Listed Georgian detached house of splendid proportions providing up to 6 bedrooms in circa 3,100sq.ft. of accommodation plus a very separate detached 1 bedroom cottage, all standing extremely privately in about 0.6 of an acre of wondrous mature grounds. A hidden gem tucked away on the outskirts of Penzance backing onto countryside, yet within a short walk of shops and schooling, and only a little further to the heart of Penzance and the seafront overlooking Mounts Bay.





SUMMARY OF ACCOMMODATION

Ground Floor Entrance hall, reception hall, drawing room, dining room, kitchen/breakfast room, sitting room, utility room, wc.

First Floor Landing, principal bedroom en-suite, 5 further bedrooms, 2 further bath/shower rooms, separate wc.

DETACHED COTTAGE

Ground Floor Kitchen/dining room, sitting room.

First Floor Double bedroom, shower room.

Outside Long gated driveway and plentiful parking. Outstanding long established gardens with open areas of lawn fringed with flowering shrubs and beautiful beds, grass floored copse, various terraces, discreet glasshouse and composting areas. Rear courtyard with workshop/outbuilding. Plentiful space to create garaging, subject to all necessary consents.

In all, about 0.6 of an acre.

DESCRIPTION

Boscovean is thought to have been constructed around 1835 as an equally grand yet smaller cousin to Polmennor House. The property has passed through the hands of various prominent people in Penzance's society over the years and has evidently been extended to provide even more generous accommodation and a particularly formal and architecturally striking façade with a granite columned porch flanked by rectangular bays with ornate detailing. The principal side elevation also has stature to it standing on cut granite with granite quoins and a protruding bay window with symmetrical further large sash window over, both looking straight down the length of the garden. In general, there are large windows throughout the building which take in a varied outlook across the gardens and over the surrounding farmland from the first floor.



The accommodation echoes the exterior with the entrance hall extending into one of the front bays with exposed granite on show and tiled flooring. A central formal reception hall has a herringbone laid tiled floor and mouldings, turning and broadening where it reaches the staircase and the doors into the principal reception rooms. The drawing room is perfectly proportioned and abounds with detail including a fireplace, recessed arches and the broad panelled and shuttered bay window with surrounding architrave. The dining room has similar attributes and there is also a large kitchen/breakfast room acting as a hub of the house with windows on two elevations, solid stone and composite countertops and an Aga. An additional sitting room, large utility room and ground floor wc all add to the accommodation.

In addition to the main formal staircase there is also a back staircase leading to the first floor landings that link together. The principal bedroom looks straight down the garden and has a sizeable en-suite bath/shower room. In addition there are up to five further bedrooms, three of which are large doubles whilst the other two would make excellent home studies or would still be worthy bedrooms. These rooms share a further bathroom, shower room and additional wc.

Set well away from the main house and with its own parking area is a much more modern detached brick faced part two storey self-contained one bedroom cottage with light filled sitting room, contemporary kitchen/dining room and an excellent shower room. For those looking to generate an income, house relatives or have space for visiting guests then this additional cottage is ideal and is very smartly presented.

The space and privacy afforded to Boscovean are two of its most important attributes, especially considering that it is within walking distance of various amenities. The house and its grounds are completely discreet from the quiet roadside, set behind a high wall and hedge lined frontage backed by trees. The gated entrance opens to a long flowering camellia lined driveway with specimen trees behind. There is ample parking and turning space as well as room to create garaging, subject to all necessary consents. To the rear of the main house is a workshop/outbuilding. The grounds are laid out into different areas including a level formal garden, part walled and edged with wonderful filled beds with a magnolia tree as a focal point at the end. Other parts of the garden are dotted with specimen trees as well as more densely stocked areas giving great variety and differing spaces to enjoy throughout the day and seasons.



For those looking for a country house with cottage, Boscovean offers all that most could ever want. Amazingly though this comes with the added benefits of being within walking distance of various amenities with more extensive services in and around Penzance just a moments' drive away. It is also rare to find a house of this style and quality so close to the coast with all of these attributes making Boscovean and its cottage a true rarity to the market.

LOCATION

Heamoor is well served for day to day needs including a local general store, pub, sports centre and Mounts Bay Academy Secondary School whilst primary schooling can be found only a little further away in either Madron or Penzance with both Penzance Leisure Centre and Truro and Penwith College also within walking distance.

Penzance is considered the capital of West Cornwall and is at the end of the Penzance to Paddington main railway line with direct trains to London. The town has a rich seafaring heritage, and its centre abounds with period buildings which now house a wide array of high street names and more specialised retailers. The area is also famous for its arts and there are many galleries in Penzance and neighbouring Newlyn which also has a large and colourful fishing fleet. Within Penzance there are stunning parks, the Morrab Library, hotels, restaurants, cafés, museums and a hospital.



West Cornwall is known for its rugged beauty and is surrounded by the South West Coast Path which leads over dramatic clifftops to sheltered coves and larger sandy beaches. Just to the east of Penzance is the village of Marazion and St Michael's Mount which can be accessed by foot across a causeway at low tide. There are many other sandy beaches including Praa Sands to the east, whilst to the far west is Sennen Cove and Whitesand Bay near Land's End, a 2 mile long stretch of beautiful white sands beside a picturesque harbourside village that is renowned for surfing.

To the south is Mousehole which attracts people from all over Europe to see its harbourside lights at Christmas and about 20 minutes' drive to the north is the resort and surfing town of St Ives which is considered to have the best light for painting in Britain as it reflects off the waters of the 4 mile wide St Ives Bay.

THE ACCOMMODATION COMPRISES **(all floor plans and dimensions are approximate)**

A beautiful granite columned porch with cut granite threshold and arched topped windows with carved granite detailing frame the mellow brick surround and painted panelled wood front door opening to:-

PORCH – 18'3" x 5'2"

max A lovely entrance into the building under a 9' high ceiling with extensive glazing including the windows to either side of the front door plus a fanlight over and three very large multi pane sash windows to the front and side of the porch with a wooden sill beneath. Period tiled floor, wonderful exposed granite to the lower part of the house. Further large multi pane sash window looking internally into the dining room's bay sharing light between the spaces. Deep granite step and half glazed door with window over to:-



RECEPTION HALL – 19'8" x 4'8" extending to 8'8" at stairs. Herringbone laid tiled flooring, turning staircase to the first floor with a stained glass window at half landing height. 9'4" high ceiling in part with moulded cornice. Dado rails, high skirtings, moulded archway where the hall broadens. Painted six panel doors to:-

DRAWING ROOM – 18'9" into bay reducing to 15'3" x 17' 9'4" high ceiling with moulded cornice and rose. Large angled bay with double glazed sash windows looking straight down the main lawn, with window seat and shutters. Further period detailing including a grey marble fire surround and cast iron fireplace with tiled slips and tiled hearth. Arched recesses

to either side of the fireplace with fitted shelving and concealed radiators. Further broad arched recess opposite the fireplace again with concealed radiator and shelf. Fitted cabinetry in a further arched topped recess. Ornate door and bay window architraves, high skirtings.

DINING ROOM – 21' max x 13'3" 9'4" high ceiling with rose and moulded cornice. Near full width of the room bay with multi pane sash windows on three elevations including looking into the porch, all with surrounding painted panelling, shutters and architraves. Marble fire surround with inset gas fireplace and honed slate hearth. Deep archway opposite the bay window with shelved cupboard beside. High skirtings.



KITCHEN / BREAKFAST ROOM –

22'9" x 15'5" 9'4" high ceiling. Dual aspect including a large multi pane sash window to the west elevation with window seat and pine shutters. Further multi pane sash window and double glazed multi pane door to the east elevation opening to the terrace and garden beyond. Tiled flooring, cream oil fired Aga set into a tiled recess with mantle over. Fitted with a range of cream painted kitchen units under polished black composite countertops to the sides and an immensely thick honed slate countertop on the island. White Belfast sink with draining area to one side and chrome mixer tap over. Space within the units for a dishwasher. Low level and larger pull-out larder units. Concealed integrated freezer and space for a larder fridge. Additional Neff induction hob with concealed filter hood over. Integrated twin oven/grill. Recess



over the countertop partially with a period part glass fronted cabinet. Recessed former fireplace now with radiator. Full height range of extensive cupboards and larders with pine doors, including a walk-in airing cupboard beneath the staircase housing the hot water cylinder and plentiful space for storage. Opening and six panelled wooden door to:-

UTILITY ROOM – 20'9" x 7'10" Tiled floor, window to the rear and double glazed door to the west side courtyard. Range of wood fronted kitchen style units under wood worktops with space and plumbing for various appliances. White Belfast sink with period style mixer tap over. Further additional electric oven/grill and four burner bottled gas hob with extractor fan behind. Door to the secondary staircase to the first floor with understair cupboard below, panelled wood door to a wc and further part stained glass wooden door to:-

SITTING ROOM – 16'9" x 11'1" average

Extensive glazing on the southern elevation overlooking the courtyard. Gas fired log burner effect stove on a quarter circular brick hearth. Oak flooring, broad granite lintel where there may once have been a larger opening.

WC Cream wc, cream pedestal wash basin with chrome taps. Tiled floor, tiled walls, obscured double glazed window.



FIRST FLOOR

LANDING Approached over a beautiful turning staircase lit by an ornate window on the west elevation and with a carved wooden handrail and wrought iron newel posts. A spacious landing initially galleried over the staircase before extending through the centre of the house to a rear landing from where the secondary staircase descends to the utility room with a double glazed window over. Two accesses to loft spaces. White painted panelled wood doors to:-

PRINCIPAL BEDROOM – 17' x 14'2" Centrally positioned multi pane sash window with shutters and painted panelled surround looking straight down the principal lawn and surrounding colour filled shrubs. Pale grey marble fire surround, ornate fireplace and slate hearth. High skirtings, picture rails. Painted panelled wood door to:-



EN-SUITE BATH / SHOWER ROOM – 13'1" x 8'2" Tall double glazed sash window to the south elevation with shutters. Part of the room beyond a broad archway with a double ended claw footed bath and shelving. Tiled and glazed screened shower enclosure with mixer shower. White pedestal wash basin with integrated chrome mixer tap, matching wc and bidet. Extensive glass fronted cabinets, white heated towel rail with additional electric element, electric shaver point, extractor fan.

BEDROOM 2 – 13'3" x 10'6" Large multi pane sash window with shutters and panelled surround overlooking a field to the west side.

BEDROOM 3 – 16'1" x 9'10" Large multi pane sash window with shutters, painted wooden fire surround with cast iron fireplace with tiled slips and slate hearth.



SHOWER ROOM Large curving glazed screened shower enclosure with chrome mixer shower. Modern white wc and pedestal wash basin with chrome mixer tap. Part canopied ceiling with a double glazed sash window in a dormer overlooking the garden. Recessed shelved storage area, white heated towel rail with additional electric element, electric shaver point, extractor fan.

BEDROOM 4 – 10'3" x 9'2" Multi pane sash window in a shallow dormer with window seat below facing east down the garden. White painted beams, fitted corner cabinet.



BEDROOM 5 – 16'2" x 11'1" average Arguably the second bedroom in the house due to its size and angled multi pane sash windows facing south east over the garden.

BATHROOM White enamelled cast iron bath with period style taps, glazed shower screen and mixer shower over. White wc, white period style pedestal wash basin with period style

taps. Obscured sash window to the rear. Cream wall tiling to half height and full height around the bath. White heated towel rail with additional electric element. Extractor fan, striplight with electric shaver socket over the wash basin.



WC Superb period high flush wc. Obscured window to the rear, extractor fan, dado rail.

BEDROOM 6 / STUDY – 9'5" x 8'6" Sash window to the west elevation.

THE COTTAGE

A half obscure double glazed door opens to:-

HALL Staircase rising to the first floor with Velux roof window over. Panelled wooden door to:-

KITCHEN / DINING ROOM – 12'6" x 12'

Broad double glazed window overlooking the garden, tiled floor and tiled splashbacks. Fitted with a range light oak fronted kitchen units under roll edge granite effect countertops with a stainless steel 1½ bowl sink and drainer and chrome mixer tap over. Integrated electric oven/grill with four plate ceramic hob and concealed filter hood over. Concealed integrated washing machine and dishwasher. Space for a fridge/freezer and dining table. Heated tiled flooring. Arched opening to:-



SITTING ROOM – 13'3" x 10' 11" high vaulted ceiling with exposed timbers. Double glazed windows on two elevations meeting at the corner of the room, overlooking the garden. Heated oak flooring. Half obscure double glazed door opening to a further small porch to the front.



FIRST FLOOR

A door at the three quarter height landing opens into the shower room and a few further steps rise up to:-

BEDROOM – 12'8" x 12' Broad double glazed window to the front, canopied ceiling edges, underfloor heating.

SHOWER ROOM Curving glazed screened shower enclosure with chrome rain head mixer shower and additional handheld shower. Modern white wc and matching cantilevered wash



basin with chrome mixer tap. Heated tiled floor, wall tiling to dado height and full height around the shower. Heated towel rail with additional electric element. Obscured double glazed window, extractor fan, electric shaver socket.

OUTSIDE

The house is set well back from the approach lane with a splayed granite gate piered entrance and two gates opening onto a tarmac driveway leading between high flowering shrubs giving total seclusion. The tarmac driveway concludes at two gravelled parking

areas, one nominally being for The Cottage with a pathway to the building leading from its rear, and the other being much larger and set to the front of the house giving parking and turning space for several cars. To the southern side of the house is a small lawn with a magnolia growing within it and this lawn is fringed with small specimen trees and flowering shrubs including camellias and hydrangeas. Further



beds surround the driveway and across the face of the house are rose bushes and box hedging.

To the east side of the house yet open to the south are the principal gardens. A very sheltered and spacious patio lies between the wings before extending slightly out into the garden, with the door from the kitchen/breakfast room opening onto it. Beds filled with various plants, palms and rhododendrons amongst many others line the approach onto the principal large level lawn which again is



surrounded by colour and is walled on two sides making it very sheltered as well as a perfect place for children and animals.

The Cottage is set well away from the house, in fact they cannot see each other at all and below The Cottage is a further open lawn dotted with trees and edged with high hedging giving a different feel to the rest of the garden, although no less beautiful. Across the face of The Cottage, on its southern side, are gravelled and slate paved terraces. Whilst a pathway leads around to the rear giving access to the boiler room.



From the driveway a path leads behind griselinia hedging to a working part of the garden where there is a glasshouse. A further very broad gravelled pathway runs around the west side of the house with a paved walkway down its centre, leading to a concreted yard to the rear where there is a glazed door into the utility room and an external boiler cupboard. Beyond this is a further concreted rear yard to the north with a high stone wall to its back with the house built close to this wall but with a clear air gap behind. In these rear courtyard areas are a timber shed and a much larger mostly stone constructed workshop with mezzanine store over.



In all, the grounds extend to about 0.6 of an acre.



GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE TR18 3JF.

SERVICES Mains water, electricity and gas providing radiator heating and hot water in Boscovean. Cottage hot water and underfloor heating via electricity with economy 10 system. Private drainage system.

MOBILE PHONE COVERAGE All major providers likely.

BROADBAND Ultrafast broadband available – 1000Mbps download speed. 220Mbps upload speed.

COUNCIL TAX BAND F (see www.mycounciltax.org.uk).

DIRECTIONS Approaching Penzance from the east (travelling west) along the A30, after the Sainsburys roundabout stay in the left hand lane and take the first exit at the next roundabout heading towards Penzance sea front. After a couple of hundred yards turn right onto the B3311 signed to St Ives passing under the A30. After going through a narrow section of road take the first turning on your left onto Trannack Lane, as the main road bears 90° to the right. Trannack Lane becomes Polmennor Road and after you have been travelling for about 0.75 of a mile you will begin to enter Heamoor with properties on your left. The second prominent entrance on the right is Boscovean with broad cream painted entrance walls and a long driveway with the house not being visible.

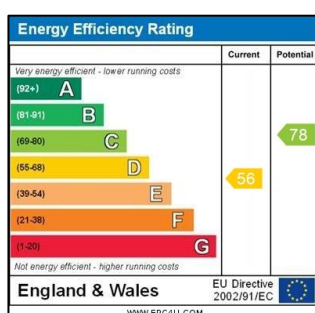
AGENT'S NOTE 1 The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

AGENT'S NOTE 2 Lillicrap Chilcott bring it to the attention of all potential viewers and buyers that there is a proposed plan to construct 320 houses on land centred about 0.5 of a mile away from Boscovean but with the nearest area of construction being about 100 yards away to the east. More information can be found on the Cornwall Council Planning Portal under reference PA22/11412.

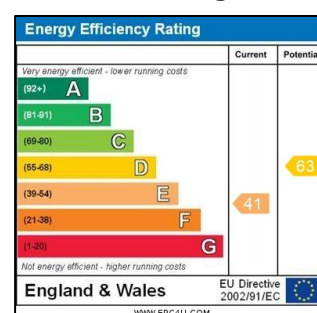
OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN
Approved Redress Scheme

Boscovean



The Cottage



For information only, not to form any part of a sales contract.





