



Little Bosullow Cottage



Little Bosullow Cottage

Newbridge, Penzance, TR20 8NS

Penzance 5 miles St Just 6 miles St Ives 10 miles

A recently renovated, delightful country cottage now presented as a superb home with many traditional features remaining whilst enjoying the modern finish and style desired with a traditional Cornish Cottage.

- Rural Location
- Master En-Suite
- Parking
- Studio Outbuildings
- Freehold
- 4 Bedrooms
- Traditional Features
- Gardens
- Countryside Views
- Council Tax Band D

Guide Price £750,000

SITUATION

Little Bosullow Cottage is located in the picturesque Penwith Peninsula, within the small hamlet of Little Bosullow. This area is rich in archaeological significance, featuring Iron Age villages, round houses, and menhirs. Notable nearby landmarks include the famous holed stone Men-an-Tol and Lanyon Quoit.

Nestled in an area of outstanding natural beauty and designated as an international dark sky site, Little Bosullow Cottage enjoys one of West Cornwall's most desirable rural locations.

The nearest village store is in Pendeen, approximately 3 miles away via North Road, with the main town of Penzance about 4 miles in the opposite direction.



THE PROPERTY

Little Bosullow Cottage has been the subject of renovations by the current owners and now presents as a superb home with many traditional features remaining whilst enjoying the modern finish desired of a traditional Cornish Cottage.

It retains many charming elements, such as a substantial inglenook fireplace, open-beamed ceilings, stripped wood flooring alongside a stunning recently fitted bespoke kitchen, a library and built-in bedroom storage crafted to the highest standards by local craftsman.

The spacious accommodation includes four bedrooms, one of which is on the ground floor with an ensuite bathroom offering a high degree of versatility and flexibility. The ground floor also features a dining room with a large inglenook fireplace housing an inset wood burner, kitchen/breakfast room, superb lounge with doors accessing the properties gardens and a family shower room.

The first floor offers three double bedrooms and a study/office, all benefiting from far-reaching countryside views

OUTSIDE

Externally, the property is nestled within large, established cottage-style gardens bordered by traditional Cornish hedging enjoying far reaching countryside views from the gardens many vantage points.

There is ample parking available, and within the gardens, there are two timber structures currently used by the present owners as artist studios.

SERVICES

Mains Water and Mains Electricity.
Private Drainage - Septic Tank.
O2, Vodaphone signal Limited (Ofcom)

VIEWINGS

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

DIRECTIONS

From Penzance take the A30 by-pass towards St Just and Lands End. At the second roundabout turn right towards Heamoor and Madron. Drive through the two villages and from Madron continue on the same road for about 3.5 miles, take the left turning towards Little Bosullow and follow the road until you enter the small hamlet and Little Bosullow will be evident on your right hand side.



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.



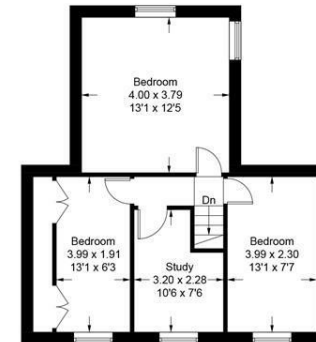
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(122 plus)	A		92
(81-121)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Gross Internal Area = 114.0 sq m / 1227 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1135301)