



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. 4 Bedroom main house with detached office / ancillary accommodation.

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

Guide Price £895,000

SITUATION

Nestled in the picturesque hamlet of Bosulval on the stunning Penwith Peninsula, The Old Barn enjoys an enviable rural setting within an Area of Outstanding Natural Beauty. Positioned between the north coast and Mount's Bay, this elevated property boasts breathtaking views over the waters of Mount's Bay and offers convenient access to the charming harbour town of Penzance, the main commercial hub of the Land's End peninsula.

The Penwith Peninsula, renowned for its unspoiled beauty, features a diverse landscape of dramatic cliffs, wooded valleys, secluded fishing coves, pristine sandy beaches and enjoys some of the county's best 'dark skies'.

The surrounding countryside offers numerous scenic walking trails, while the vibrant art-filled town of St Ives is just 7 miles away.

For those needing connections beyond the local area, Penzance also offers a mainline railway station with direct routes 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.

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.



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 | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 75 | 55 |
| EU Directive 2002/91/EC | | | |

61 Lemon Street, Truro, TR1 2PE

truro@stags.co.uk

01872 264488

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

First Floor
 Bedroom 1: 3.86 x 3.51m (12'10" x 12'8")
 Bedroom 2: 3.58 x 2.87m (11'9" x 9'5")
 Bedroom 3: 3.89 x 2.77m (12'9" x 9'1")

Outbuilding
 Potting Shed: 3.56 x 1.83m (11'8" x 6')
 Studio: 3.56 x 3.35m (11'8" x 11')
 Workshop: 3.56 x 3.35m (11'8" x 11')
 Pizza Shack: 3.00 x 3.90m

Ground Floor
 Sun Room
 Sitting Room: 8.38 x 5.20m (27'6" x 17'3")
 Bedroom 4: 4.88 x 2.51m (16' x 8'3")
 Kitchen: 7.85 x 4.22m (25'9" x 13'10")
 Utility (multiple)

Garage - Ground Floor
 Garage: 5.03 x 3.30m (16'6" x 10'10")

Garage - First Floor
 Office: 3.40 x 3.07m (11'2" x 10'1")

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