



Former Farmhouse,  
Boswarthen, Sancreed

LODGE & THOMAS  
ESTABLISHED 1892

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## Boswarthen Farmhouse,

Sancreed, Penzance, Cornwall TR20 8RF

**Guide Price - £275,000    Freehold**

*A former farmhouse with planning consent to renovate and extend, situated in an elevated position with far-reaching countryside views towards the Lizard Peninsula and west Cornwall coast, in an Area of Outstanding Natural Beauty.*

Boswarthen is a former habited settlement, which we believe dates back to the late 1200's and is made up of a range of outbuildings, cottage and former farmhouse approximately 495 ft above sea level.

Planning permission was obtained in 2019, under Planning Application No. PA19/04568 for the external alterations and extensions to the farmhouse, change of use and conversion of a redundant traditional barn to create a self-contained dwelling and external alterations and extensions to a former farm cottage incorporating the conversion of an attached redundant traditional barn. In 2022 the barn was sold, and the conversion works are nearing completion. The vendor is retaining the cottage.

The planning consent for the external alterations and extensions to the former farmhouse is extant as the original permission has been implemented with the conversion of the barn.





## The Farmhouse

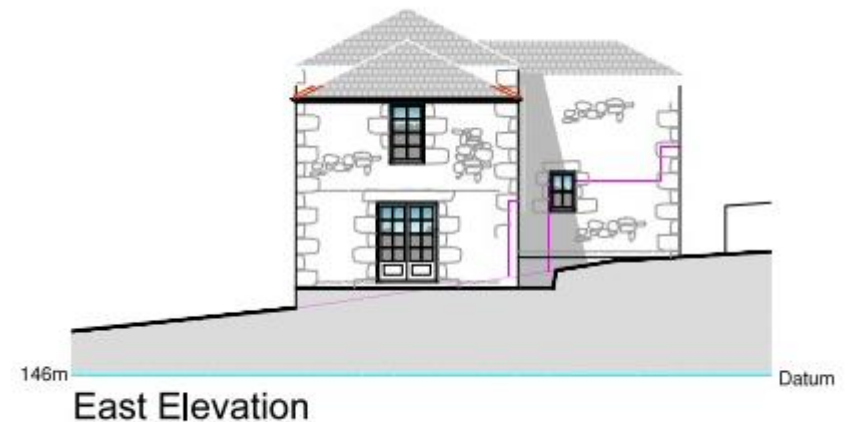
A detached double fronted property of traditional stone elevations under a pitch roof, with planning for external alterations and extensions to provide:- **Ground floor** - entrance hall, cloakroom, utility room, kitchen, dining area and living room. **First floor;** three bedrooms, two with en-suite facilities, and a family bathroom.

The property is set on a plot (edged red) extending to 0.41 of an acre or thereabouts and from the plot extensive countryside views are enjoyed over the surrounding area towards to the south Cornish coast, Mount's Bay and St Michael's Mount.

Access to the property is via an unmade track with full access rights to be granted by the vendor to the property, shaded blue on the attached plan.

**Extra Land:** The vendor may consider the sale of up to 1.4 acres or thereabouts of adjoining, gently sloping agricultural land, edged green on the attached plan.

**Agents Note:** Within six months of completion, the purchaser will be responsible to erect a boundary fence to the vendors retained land.



### Community Infrastructure Levy (CIL)

The development was subject to CIL which has already been paid by the Vendor.

### Services

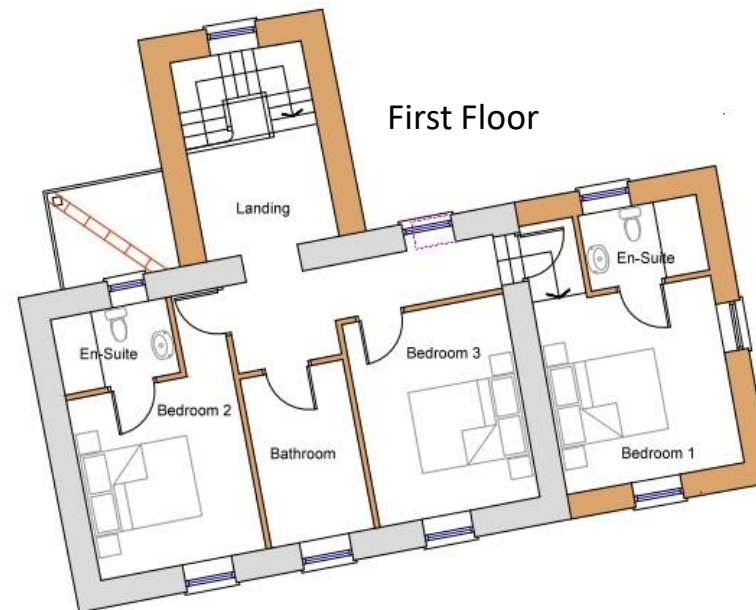
No services are currently connected to the site. We understand that mains water and mains electricity are located nearby. Interested parties are advised to make their own enquiries to the relevant service providers.

### Wayleaves, Easements & Rights of Way

The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist. The neighbouring barn has a time limited access right of way until May 2026 to the barn via the ground to the front of the farmhouse.

### Particulars & Plan

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.





## Location

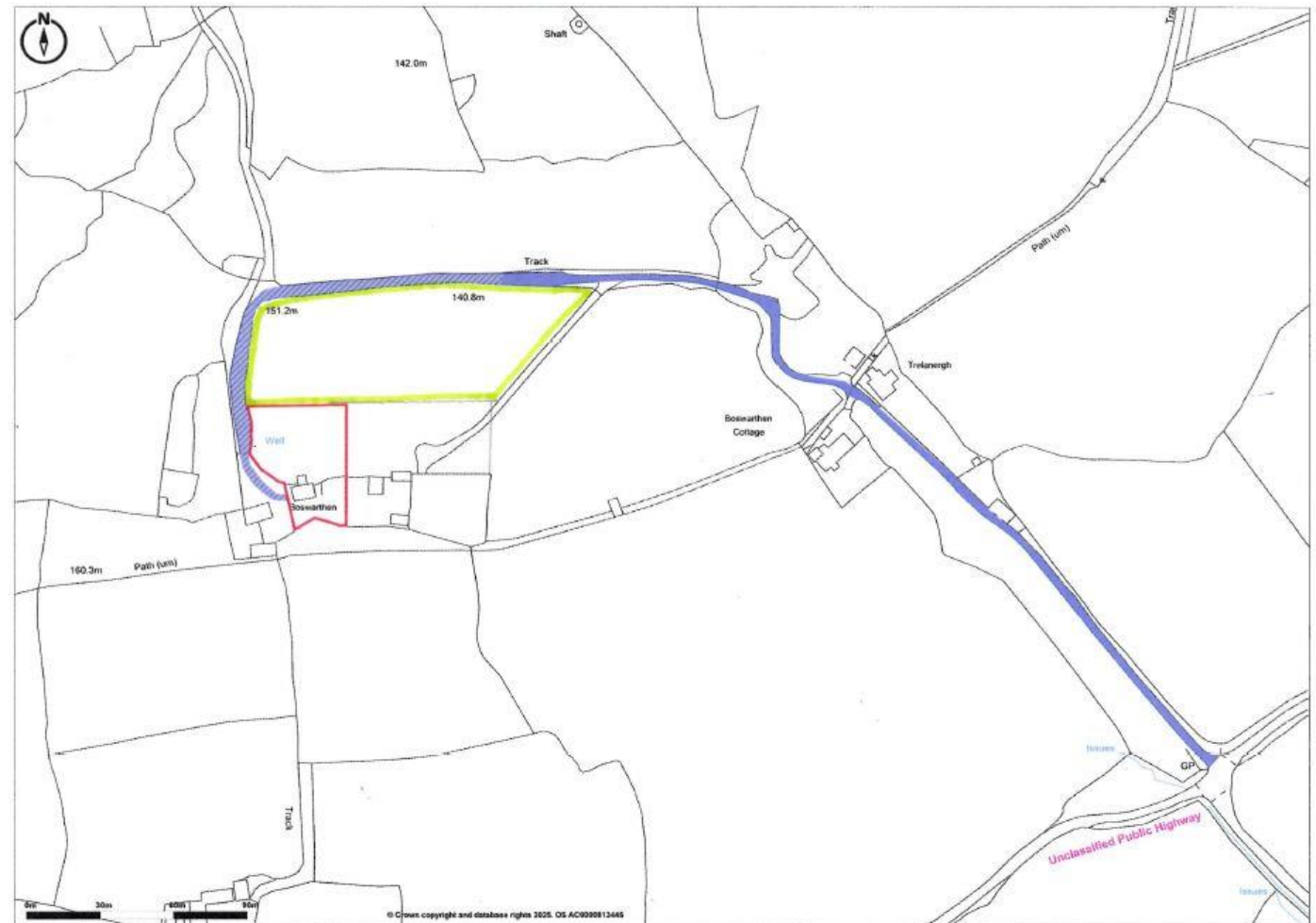
Boswarthen is located between Sancreed and the hamlet of Brane in West Penwith. This is a unique opportunity, in a peaceful rural setting, which enjoys sweeping views taking in both Penzance and St Michael's Mount to the east and the Lamorna Valley to the south. Penzance, the main administrative centre for West Penwith, is located approximately 4 miles distant and provides a wide range of retail and professional services, educational and leisure facilities and also boasts a mainline railway station. St Just in Penwith, lies approximately 4.5 miles to the north, and Sennen Cove, 5.5 miles to the west.

## Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722  
email: [adam@lodgeandthomas.co.uk](mailto:adam@lodgeandthomas.co.uk)

## Directions

From Penzance head out on the A30 towards Land's End, from the middle of the village of Drift take the right hand turn towards Drift Dam, and follow this road out towards the village of Sancreed and just before Sancreed take the left fork signposted to Brane. Follow this road for approx. 0.6 miles and at the sharp left hand bend there is a right turn into a stone track which takes you up to Boswarthen. Follow this track to the top and the farmhouse will be found in front of you. Please note this access track to the farmstead is owned by the vendor and neighbouring properties have the benefit of rights of access over it.



[what3words///geek.worldwide.tender](https://www.what3words.com/geek.worldwide.tender)

**Promap**  
LANDMARK INFORMATION

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