



Bosula Housel Bay, TR12 7PG

£375,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Bosula

- TWO BEDROOM DETACHED BUNGALOW
- SUPERB LOCATION WITH COASTAL AND COUNTRYSIDE VIEWS
- IN NEED OF UPDATING TO REALISE ITS FULL POTENTIAL
- PATIO AND GARDEN
- CLOSE TO VILLAGE AMENITIES
- USEFUL STORAGE SHED
- GREAT OPPORTUNITY TO CREATE A HOME IN A GORGEOUS SPOT IN BRITAIN'S MOST SOUTHERLY VILLAGE
- FREEHOLD
- COUNCIL TAX A
- EPC D-57

Situated in the sought after and picturesque Housel Bay, close to Lizard Point is this detached, two bedroom bungalow.

In need of updating to realise its full potential, the property benefits from oil fired central heating and double glazing. Far reaching views can be enjoyed towards open countryside, the iconic Lizard lighthouse, rugged Cornish coastline and out to sea.

In brief, the accommodation comprises a side porch, kitchen, hall, lounge, bathroom and two bedrooms. To the outside at the front is a pleasant garden from which the coastal views can be enjoyed. The rear garden has a patio, garden, which is mainly laid to lawn, and has a useful shed. The rear garden also provides many vantage points to enjoy the fine outlook.







Housel Bay is a coveted location offering peace and tranquility yet within easy reach of The Lizard Village. Tucked away just behind The Lizard Point you will find this stunningly pretty little cove. Set at the bottom of craggy, dark serpentine cliffs is a glistening stretch of near white sand with the clearest turquoise water imaginable. The beach here is relatively sheltered, particularly considering it is within a stone's throw of the most southerly point in mainland Britain. The high cliffs also provide plenty of cover from the wind.

The most southerly village in mainland Britain, The Lizard itself offers a wide range of day to day facilities, to include a primary school, butchers and public house as well as a comprehensive range of shops and eateries. The village is also within catchment for the well regarded Mullion Secondary School.

Standing proud in the sea, The Lizard Peninsula presents a rugged face to the elements, yet paradoxically the climate is probably one of the warmest in Britain and home to rare and endangered plants, as well as the unique metamorphic Serpentine rock that it is famous for; here the air is crisp, clear and unpolluted by industry. With The Lizard as a base, one is well placed to access many of the delights that this part of South West Cornwall has to offer from stunning coastal walks along the dramatic cliffs of the Lizard Point, to the beautiful nearby beaches, including Coverack with its crystal clear waters, the iconic Kynance Cove and traditional fisherman's cove at Cadgwith.

Wider facilities are on offer in nearby Mullion and Helston with the latter offering supermarkets as well as a range of schooling options.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROXIMAT

Door to:

A DOOR TO

SIDE PORCH

With a patio door to the rear garden and a stable style door to the kitchen.

KITCHEN 13'0" x 13'9" (3.96m x 4.19m)

A galley style kitchen comprising of base and wall units with worksurfaces over and sink and drainer with mixer tap. There is a built-in hob with a hood over and space for a washing machine and fridge/freezer. The room has partially tiled walls and an outlook to the rear garden. Opening to the hallway.

HALLWAY

Having access to the loft and doors to various rooms. Door to a built-in cupboard which houses the boiler.

LOUNGE 17'6" (narrowing to 16'6") x 10'6" (narrowing to 9'6") (5.33m (narrowing to 5.03m) x 3.20m (narrowing to 2.90m))

A dual aspect room with outlook to the front and side, taking full advantage of the views over open countryside and across other properties, out to sea and towards The Lizard Lighthouse. The room has a feature fireplace, which acts as a focal point for the room, with stone hearth and wood mantel over (not known if in working order).

BATHROOM

Comprising a bath with mixer tap, with shower hose attachment over, close coupled w.c. and a pedestal wash hand basin. There are partially tiled walls and a frosted window to the rear.

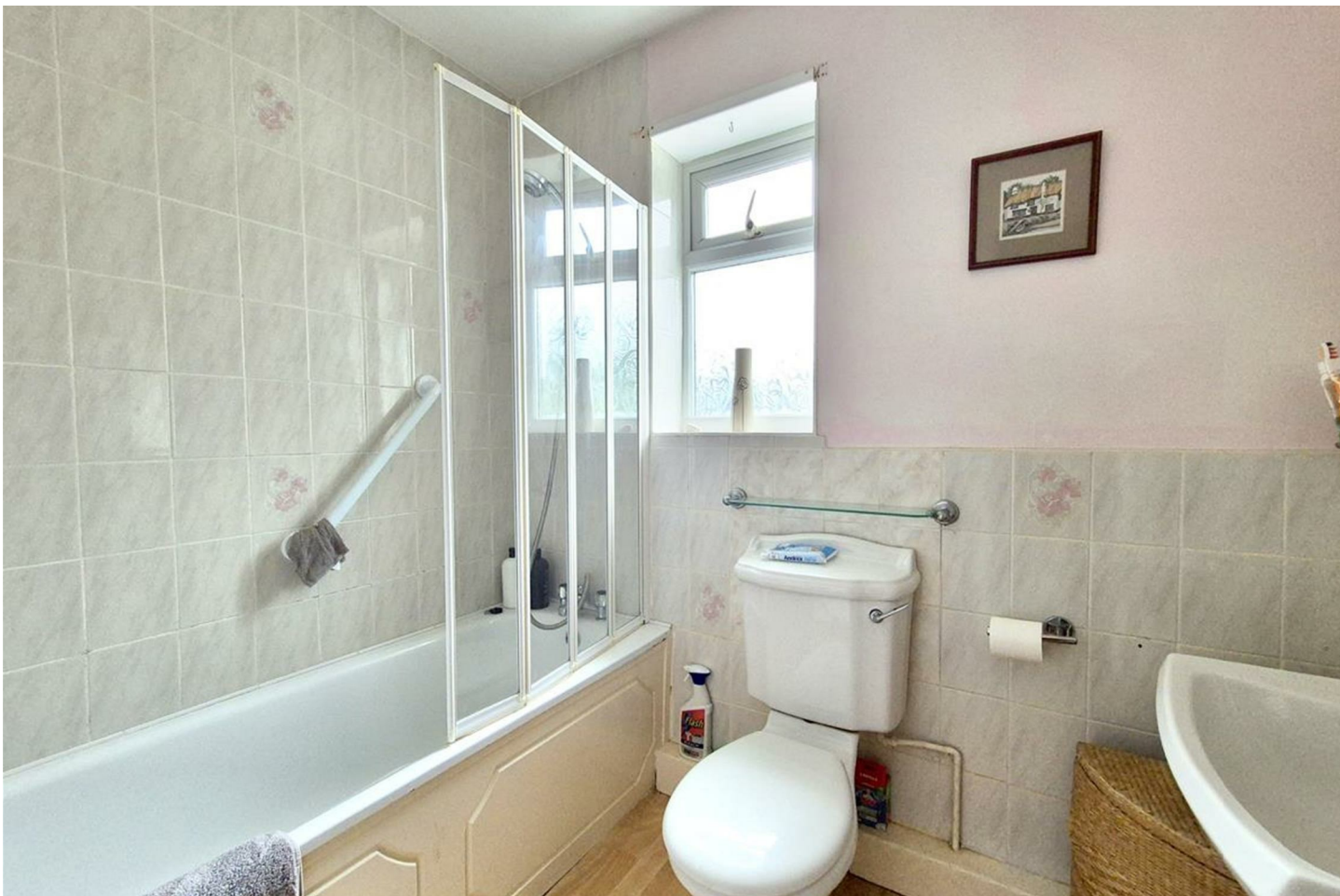
BEDROOM ONE 11'3" x 8'9" (narrowing to 6'6") (3.43m x 2.67m (narrowing to 1.98m))

With an outlook to the front, over other properties and out to sea. The room has a built-in wardrobe.

BEDROOM TWO 8'3" x 7'6" (2.51m x 2.29m)

With an outlook to the side.





OUTSIDE

To the front of the property is a garden, which is mainly laid to lawn with established plants and shrubs. Views can be enjoyed to open countryside, The Lizard lighthouse and over other properties and out to sea. The rear garden is also mainly laid to lawn, has a useful shed and a patio area. Views can once again be enjoyed from the rear garden over open countryside and out to sea.

SERVICES

Mains electricity, water and private drainage.

DIRECTIONS

What three words - recline.scatters.defensive

MOBILE AND BROADBAND

To check the broadband coverage for this property please visit -

<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -

<https://checker.ofcom.org.uk/>

COUNCIL TAX

Council Tax Band A.

ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale

PROOF OF FINANCE - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

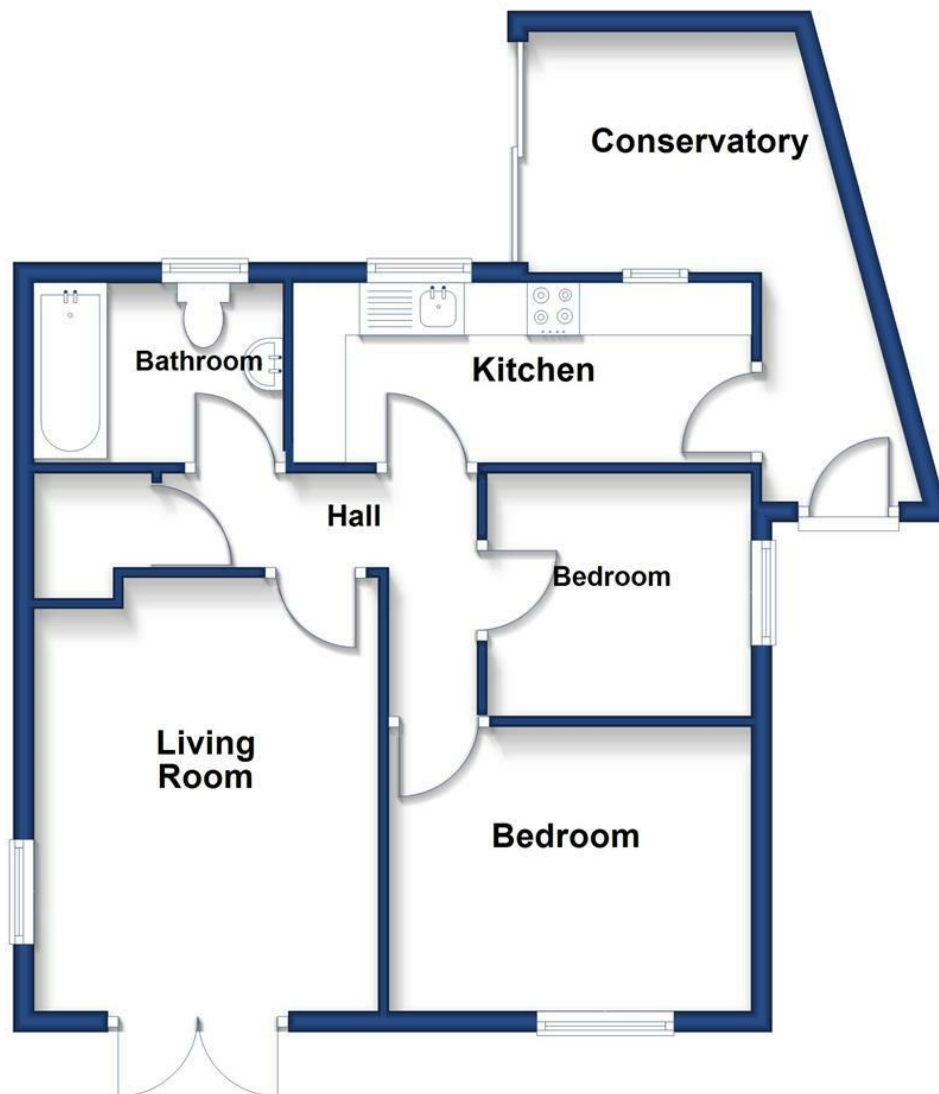
DATE DETAILS PREPARED.

15th October 2025.



Ground Floor

Approx. 57.5 sq. metres (618.7 sq. feet)



Total area: approx. 57.5 sq. metres (618.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lesser details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



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