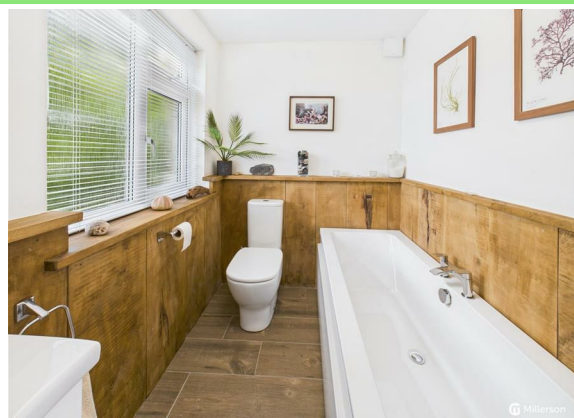


# Bosulval Penzance TR20 8XA

Offers In The Region Of  
£725,000

- A superb four / five bedroom character barn conversion
- In an Area Of Outstanding Natural Beauty.
- Large garden plus approx. 0.5 acre paddock
  - Garage with ancillary accommodation above
- Flexible and adaptable living accommodation
- Former stable block within the rear garden
  - Stunning rural views
- Internal viewing is sure to impress!
  - EPC:D55
- Scan QR for material information



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Tenure - Freehold

Council Tax Band - E

Floor Area - 1776.05 sq ft



4



4



2



D55

#### THE PROPERTY

The old barn is a superb barn conversion which has recently been refurbished to a high standard, whilst still retaining many character features, set within this small hamlet and Area Of Outstanding Natural Beauty, enjoying far reaching rural views.

The property offers flexible and adaptable living accommodation with the benefit of a detached garage with utility room and ancillary accommodation on the first floor. A particular feature of this property are the large landscaped gardens which includes a spacious covered seating area, ideal for Alfresco dining, a former stable block which now provides useful storage and a studio space. To the side of the garden is a paddock which is approximately half an acre in size.

This type of property, set within this location rarely come to the open market, so an early viewing appointment is recommended to avoid disappointment.

#### LOCATION

Bosulval is a peaceful, idyllic rural location near Newmill, Penzance, which includes a small hamlet, several properties, and a collection of artist studios. The area is known for its countryside setting, proximity to Chysauster Ancient Village, and as a base for various creative businesses, such as pottery and printmaking.

#### THE ACCOMMODATION COMPRISES

(All dimensions are approximate and measured by LIDAR)

Entrance door opening into...

#### OPEN PLAN KITCHEN DINER

Attractively fitted with a range of shaker style base and wall units with granite work surfacing over. Built in dishwasher, undercounter stainless steel sink with mixer tap, double glazed window to the front, inset ceiling spot lights, freestanding cooker with splash back and extractor above. Space for fridge and freezer, central island unit with wooden work top, wood flooring.

Dining area: wood flooring, half vaulted ceiling with two Velux roof lights, double glazed patio doors to the rear, double glazed window to the side, wood burning stove. Door from the kitchen leads into...

#### OPEN PLAN LOUNGE / DINING ROOM

Wood flooring, double glazed window to the front and side, feature granite inglenook fireplace with wood burning stove on a slate hearth, beamed ceiling, radiator. Opening into...

#### SUN ROOM / DINING ROOM

Wooden flooring, double glazed windows to three sides, double glazed French doors leading to side courtyard garden, Velux roof lights, built in cupboard, vertical radiator.

From the lounge a door leads into...

#### INNER HALLWAY

Wood flooring, carpeted stairs leading to first floor level, obscured double glazed window to the side, radiator, double glazed door to the side and a door into...

#### BEDROOM

Fitted carpet, radiator, double glazed French doors to the side with steps down to the garden.

#### BATHROOM

Panel enclosed bath, wash hand basin with vanity unit below, vertical heated towel rail, obscured double glazed window to the side, ceiling mounted spot lights, low level w/c, feature wooden panelled walls, tiled flooring.

#### UTILITY ROOM

Vinyl flooring, plumbed for washing machine, with a fridge and freezer space, obscured double glazed window to the rear.

#### FIRST FLOOR

Fitted carpet, two double glazed windows to the rear, door opening into...

#### BEDROOM

Fitted carpet, radiator, double glazed window to the side with small window seat below, attractive, feature granite fireplace, double glazed window to the front, offering rural and distant sea views, obscured double glazed window to the side, door leading into...

#### ENSUITE SHOWER ROOM

Attractive wood flooring and partial wood panelled walls, vertical heated towel rail, low level w/c with push button flush, double glazed window to the side, wall hung wash hand basin with monobloc tap, tiled splash back.

Walk in shower enclosure with glass screen, tiled surround, mains fed shower with drencher head, and separate wand attachment. Loft hatch, cupboard housing hot water cylinder.

#### BEDROOM

Fitted carpet, double glazed window to the side enjoying rural views, radiator, door leading into...

#### JACK AND JILL ENSUITE SHOWER ROOM

A fully tiled shower room, corner shower cubicle with mains fed shower, tiled surround, low level w/c, vertical heated towel rail, wash hand basin with waterfall tap, tiled splash back, vanity unit below.

#### BEDROOM

Fitted carpet, two double glazed windows to rear, enjoying superb rural views, feature wood panelled wall, door into shared ensuite,

#### OUTSIDE

The property is approached via a gated entrance which provides access onto a gravel driveway bounded by traditional Cornish granite hedge walls, providing offroad parking for 3-4 cars.

The front garden is laid to lawn enclosed by walling. A paved pathway leads along the side of the property and to the front door.

#### GARAGE

Fitted with a roller door, power, light and water supplied. To the rear of the garage there is a separate utility room with its own access which is fitted with base and wall mounted kitchen units with roll top work surfacing over, Belfast sink, floor standing boiler and is plumbed for a washing machine.

To the rear of the garage, wooden steps lead up to a wooden decking with delightful rural views, providing access into...

#### ANCILLARY ACCOMMODATION

Fitted carpet, part vaulted ceiling with four Velux roof lights, beamed ceiling. Double glazed window to the front and side aspect with stunning views down towards Mounts Bay.

Door into...

#### SHOWER ROOM

Shower cubicle with glass screen, electric shower. Obscured window to the side, low level w/c, wash hand basin with waterfall tap and vanity unit below.

#### REAR GARDEN

To the rear of the property there is a paved patio area with a useful covered seating area with space for a barbeque, making this an ideal space for entertaining.

A gravel pathway and steps lead up to the rear garden which is laid to lawn, with an ornamental pond and includes a very useful former wooden stable block, currently



split into three useful and good sized store rooms with one room currently utilized as a studio / gym room. The former stable block benefits from electric and water, with drainage nearby. Subject to obtaining the relevant consents from the planning department, this former stable block could have potential as additional ancillary accommodation.

#### PADDOCK

The half acre paddock with hard standing area, benefits from its own separate gated entrance connecting the adopted highway. The owner has a selection of no dig vegetable beds which have provided a fine selection of fresh organic vegetables, with ample space to create more beds if required. The remaining paddock is a wild flower meadow with several fruit trees, enclosed by hedging and fencing.

#### DIRECTIONS

Take the A30 heading towards Penzance turn right towards Crowlas and onto the B3309 towards Ludgvan. Continue along this road 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 property will soon be seen your right-hand side, indicated by our for sale board.

#### SERVICES

Mains water, electricity, private drainage (septic tank) and oil fired central heating (boiler located within the outside utility room).

#### AGENTS NOTE

Please note that the property will be sold with an uplift clause on the paddock.

This clause relates to any planning permission that gets approved for development of housing on the land for 50 years.

If planning were to be obtained, the current vendor will be entitled to 60% of the increased value of this land.

Please contact our Hayle office for further information.

#### MATERIAL INFORMATION

Verified Material Information

Council Tax band: E

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: D

Number and types of room: 4 bedrooms, 3 bathrooms, 2 receptions

Electricity supply: Mains electricity







Bosulval, Penzance, TR20 8XA



Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Septic tank  
Heating: Oil-powered central heating is installed.  
Heating features: Double glazing, Solar water, and Wood burner  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - Poor, Vodafone - Poor, Three - OK, EE - OK  
Parking: Allocated, Garage, Driveway, Gated, Off Street, On Street, and Private  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term area flood risk: No  
Historical flooding: No  
Flood defences: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: Level access and Lateral living  
Coal mining area: No  
Non-coal mining area: Yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

**Don't Panic!**

Contact Us On The Details Below To Arrange A Valuation

## Here To Help

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Cornwall  
TR27 4DY

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Information



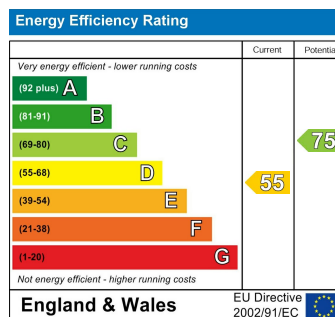
Approximate total area<sup>(1)</sup>

2408 ft<sup>2</sup>  
223.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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