



Bospebo Farm, Higher Kehelland, West Cornwall





A beautifully refurbished farmhouse, **within sight of the glorious Cornish coast**, in a peaceful and secluded setting and in all, about 6.33 acres.

Summary of accommodation

Ground floor: Entrance hall | Kitchen/dining room/sitting room | Living room | Utility room | Boiler room | Cloakroom
Principal bedroom with en suite shower room

First floor: Guest bedroom with en suite shower room | Two further double bedrooms | Large family bathroom

Outside: Extensive range of outbuildings | Grounds and gardens | Ample parking with boat storage

Gross floor Area 2100 sq ft (195 sq m)

In all about 6.33 acres

Distances

Camborne 3 miles, Gwithian Beach 5 miles, Tehidy Golf Course 5 miles, Truro 15 miles
(All distances are approximate)



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Location

Bospebo Farm is situated in a gorgeous, peaceful and secluded location, yet conveniently located within about 2 miles of the main A30. Enjoying a magical end-of-lane location, close to the beautiful golden sands of Godrevy Beach, this gorgeous farmhouse is off the beaten track, nestled on the fringes of the Red River Valley Nature Reserve. Less than two miles from the National Trust owned Godrevy Beach, which has long been regarded as one of the best golden sand surfing beaches in the South West. The beautiful coastal town of St Ives is about 14 miles, and the city of Truro is about 15 miles. Trevaskis Farm Shop at Connor Downs is about 3 miles and offers a superb selection of local produce including butcher, fishmonger and grocer. The coastal town of Hayle is about 6 miles and is described as a family haven and water sports' hotspot, with miles of glorious sandy beaches on offer. Hayle is also home to West Cornwall Shopping Park with an M&S and Food Hall, Boots, Next and other retailers, and eateries. Tehidy Country Park, nearby, is the largest area of woodland in West Cornwall and offers has over 9 miles of paths and 250 acres of peaceful woods and lakes to explore, together with a café and a picnic area. For any golf enthusiasts, courses can be found at Tehidy and the West Cornwall Golf Club at Lelant. A mainline train service to Paddington can be joined at both Redruth and Camborne, and there are regular flights from Cornwall Airport to London and further afield.



The property

Bospebo Farm, is a fabulous house which has been beautifully refurbished by the current owners. The ground floor comprises a warm and spacious reception hall, which in turn leads to a dual aspect sitting room, with wood burning stove and French doors out to the attractive herringbone terrace and offering far-reaching views of the sea.

The kitchen/living room is the heart of this gorgeous farmhouse, with a brick herringbone floor and a vaulted ceiling with exposed A-frame beams and has been fitted with a generous range of units and superb quality appliances, including an electric AGA, Fisher and Paykel fridge freezer and Smeg dishwasher. All units are topped with slate and inset is a Belfast sink, with a central island providing further storage and workspace. The kitchen is open plan to the dining area and further living area beyond, with wood burning stove, and double doors that lead onto the courtyard.

The ground floor also includes a cloakroom and a utility room with Belfast sink. The main bedroom is situated on the ground floor, with exposed A-frame ceiling and an en suite wet room with period style fittings. On the first floor there is a further guest suite with en suite shower room, two further bedrooms and family bathroom with roll top bath, again all beautifully fitted.



Outside

Bospebo Farm offers a wonderful selection of outbuildings and barns. There is a herringbone dining terrace and further gravelled terrace, with superb far-reaching views to the sea. Gardens and paddocks extend to about 6.33 acres.

Planning

Planning has been approved for *conversion of barn to holiday accommodation and associated internal and external alterations including glazed link extension*. For more information visit the link below:

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RVSJCFGGFVQ00>

Services

Mains electricity, private water and drainage. Oil fired central heating.

Fixtures and fittings

All items usually known as owners' fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary, and machinery.

Viewing

Viewing is strictly by prior appointment with the agents Knight Frank.

Directions (TR14 ODN)

Travelling along the A30 westbound towards Camborne, take the A3047 slip road to Camborne West, take the second exit on the roundabout onto Roseworthy Hill, take the first right over the A30, turn left at T junction, then take the next left and then immediately right, follows this lane and take the next right leaving a dwelling on your left, continue along this lane for approximately 1 mile, continuing straight and the property will be found ahead of you.

What3words: pedicure.brief.newsprint



Property information

Tenure: Freehold

Local Authority: Cornwall Council, Truro, TR1 3AY

Telephone 0300 1234100

Council Tax: Band E

EPC Rating: F

Guide Price: £1,250,000

Approximate Gross Internal Floor Area

195.0 sq m (2099.4 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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