

Boscadjack Farm

Coverack Bridges, TR13 0LZ







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Welcome to this stunning country property, where traditional character harmoniously blends with modern style, offering a country lifestyle with all the comforts of contemporary living. The main farmhouse exudes charm and versatility, presenting an exceptional array of spacious accommodation.

Step into the inviting ambiance of the main farmhouse, where a large yet cosy sitting room awaits, with an inglenook fireplace housing a log burner, perfect for warming those chilly evenings. Adjacent lies a study, ideal for those seeking a quiet workspace, along with an additional reception room, perfect for transforming into a playroom or entertainment area. The heart of the home, a vast kitchen, opens onto a patio overlooking the picturesque gardens, providing breathtaking views of the surrounding landscape. The kitchen, ready for re-fitting, offers the opportunity for the new owner to design their dream culinary space, tailored to their preferences. Completing the ground floor is a practical utility room and a convenient shower room.

Ascend the feature triple split staircase to the first floor, where five double bedrooms await. The master suite is a sanctuary of luxury, boasting a fabulous bathroom adorned with a freestanding bath and separate shower.

Another en-suite bedroom provides added comfort and convenience, while the remaining bedrooms are served by a family bathroom.

For additional accommodation or income potential, a beautifully appointed annexe awaits, featuring two en-suite bedrooms and open-plan living space, perfect for extended family members or generating rental income. Situated on grounds of over an acre, this property encapsulates the essence of country living, despite its rural charm, it remaining conveniently accessible to nearby towns and amenities, striking the perfect balance between seclusion and convenience.

A further asset is another outbuilding, offering endless possibilities for use as a studio or possibly additional ancillary accommodation.



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Location

This property enjoys an idyllic setting on the outskirts of the beautiful hamlet of Coverack Bridges, steeped in history this is a lovely rural setting with many walks right on your doorstep. The market town of Helston is approximately three miles away whilst the larger towns of Falmouth and Penzance are approximately thirteen miles away. The picturesque harbour village of Porthleven is within a ten minute drive offering sandy beaches, art galleries, shops and various restaurants.

Accommodation

Enter via an attractive and practical porch and find yourself enveloped in the warmth of the sitting room, a wonderfully cosy yet spacious room with a feature inglenook fireplace housing a log burner. In addition to the sitting room there is a practical study situated at the front of the property perfect for those needing to work from home and another large reception room ideally suited as a playroom for those with young children or perhaps an occasional bedroom or games room. The kitchen is another hugely spacious room which is ready for re-fitted perfect for those who have always longed to design their dream kitchen, two sets of doors open out onto a beautiful patio area perfect for summer entertaining. Completing the accommodation on the ground floor is a practical utility room and shower room.

Ascend to the first floor via a fabulous triple split staircase, the master bedroom with en-suite is a luxurious sanctuary in which to unwind at the end of a busy day overlooking the gardens and countryside beyond to the sea in the distance. A further four double bedrooms, one of which is an en-suite and a family bathroom offers ample space and privacy for family and guests.

The Annexe

Beautifully appointed this stylish and contemporary annexe offers open plan living space with two double bedrooms both enjoying an ensuite shower room, with it's own outside space featuring a gorgeous patio finished with porcelain tiles perfectly placed to soak up the sun and enjoy the views this is a huge asset to the property perfect for extended family or an additional income stream.

Outside

The gardens are a real feature of the property, extending to approximately an acre in total, both the farmhouse and the annexe enjoy private patio areas finished with porcelain tiles that are perfectly placed to enjoy the best of the sun and the views. The gardens are a sweeping expanse of lawn to the front of the property offering limitless potential for those with green fingers or perfect for an active family. There is also an additional area of outside space to the rear of the property.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Agents Note

There is planning consent for a studio and re-location of the existing shed which can be viewed on the online planning register under reference PA22/05305. This offers fantastic scope and potential for a variety of uses, particularly for those seeking to run a business from home.

Services

Mains electricity and water. Oil fired central heating and private drainage. Council Tax Band E.

Anti Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

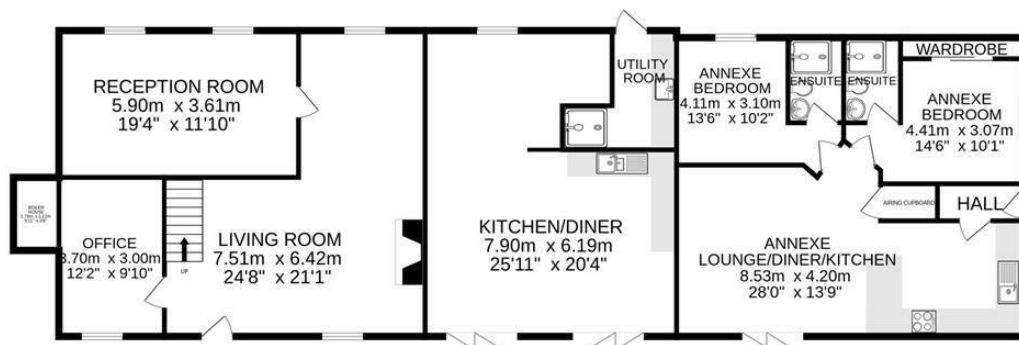
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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