

4 Bos Vean  
The Lizard, Cornwall TR12 7RU







# 4 Bos Vean

## The Lizard, Cornwall TR12 7RU

Welcome to this fabulous 4-bedroom family home located in the charming area of The Lizard, Helston. This modern detached property boasts 3 reception rooms, 4 bedrooms, and 2 bathrooms, providing ample space for comfortable living. Situated in a quiet residential position, this home offers a peaceful retreat while being conveniently close to Lizard Village and the stunning coastline. The property features parking for 3 vehicles, ensuring you and your family or guests have plenty of space for vehicles. One of the highlights of this home is the integral garage, providing additional storage space or the perfect spot to park your car. Being sold with no onward chain, this property offers a smooth transition for those looking to settle into their new home seamlessly. With spacious accommodation throughout, this family home is ideal for those seeking a blend of comfort, convenience, and a desirable location. Don't miss out on the opportunity to make this charming property your own in the picturesque setting of The Lizard.



The Mather Partnership, 25 Meneage Street, Helston, TR13 8AA

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**Guide price - £425,000**

**Location**

The most southerly village in Britain, The Lizard 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, also within catchment for the extremely well regarded Mullion Secondary School which has been commended in the national press. 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 perfectly placed to access all of the delights that 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 it's 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 Helston offering two major supermarkets as well as a range of schooling options.

**Accommodation**

- Ground floor
- Entrance hall
- Living room

Dining room

Kitchen

WC

First floor

Bedroom

En-Suite

Bedroom

Bedroom

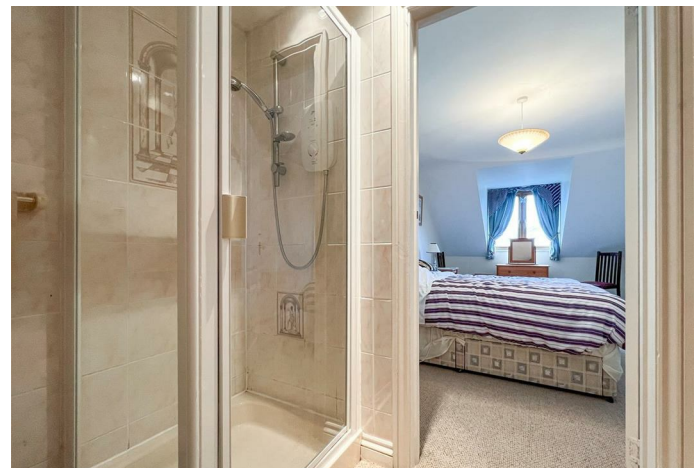
Bedroom

Bathroom

**Outside**

The gardens have been designed by the present vendors to be both attractive and low maintenance and are generous in size and enjoy a sunny aspect. Pull up on the block paved driveway offering parking for 2/3 vehicles and leading to the garage. To the front of the property is a gravelled garden area and pedestrian access gates to both sides of the property lead to the rear garden. The rear garden is fully enclosed offering a safe area for children and pets and is sunny and secluded, the perfect spot for a family barbecue or an evening glass of wine whilst enjoying the last dregs of the days sun.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		61	74
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

**Services**

Mains water, drainage and electricity and oil fired central heating. Freehold tenure.

**Council Tax - Band D****Agents note**

The property has been a much loved holiday home for the present vendors for many years. Large kitchen appliances are included within the sale and furniture is available by separate negotiation if required by the buyers.

**Anti-Money Laundering Regulations**

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**

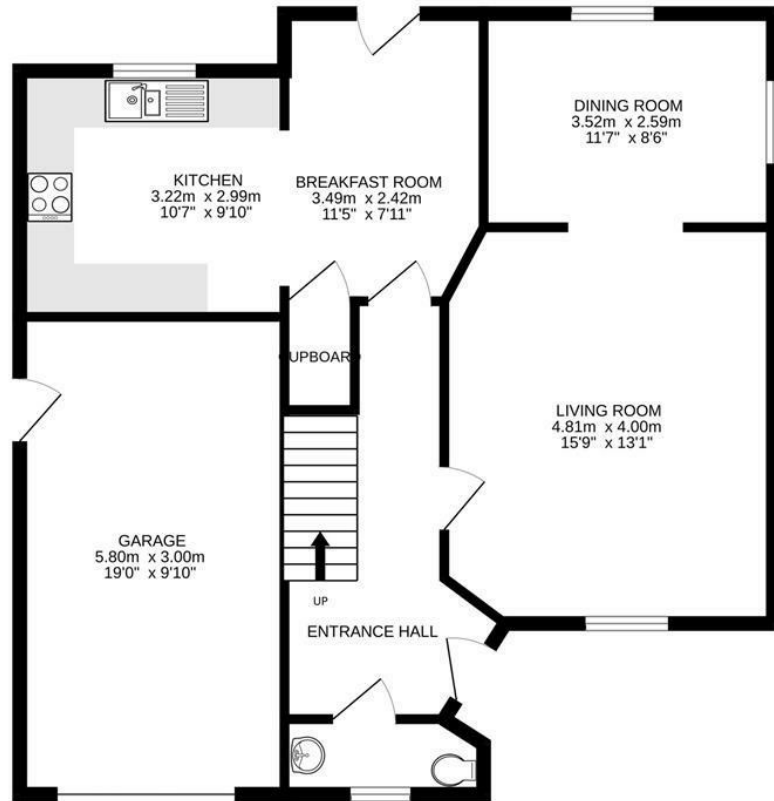
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

**Broadband & Mobile Phone Coverage**

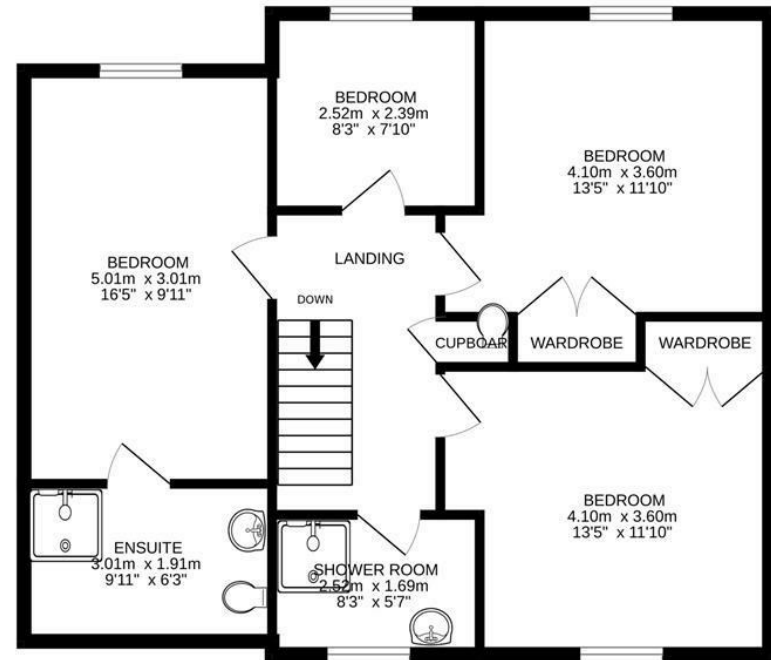
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



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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The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

