

Boscadjack Farm

Coverack Bridges, TR13 0LZ







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This captivating country property is perfectly tailored for a family home with the addition of a versatile annexe - perfect for dependent relatives or when the visitors come to stay ! Harmoniously blending traditional character with modern comforts, providing an idyllic country lifestyle. The main farmhouse exudes warmth and versatility, offering a wealth of spacious accommodation that caters to every need. The inviting main farmhouse has a large yet cosy sitting room 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 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. The beautiful appointed annexe features two en-suite bedrooms and open-plan living space. On grounds of over an acre, this property encapsulates the essence of country living. Despite its rural charm, it remains accessible to nearby towns and amenities, striking the perfect balance between seclusion and convenience. The outbuilding offers endless possibilities for use as a studio or possibly additional ancillary accommodation. The lovely big garden provides plenty of room for children and animals to run around and enjoy.



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Offers in Excess of - £930,000

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.

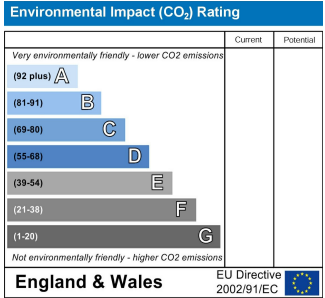
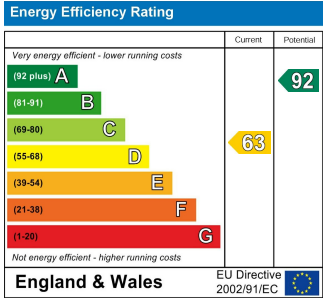
The Annexe

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.





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/>



The floor plan illustrates the layout of the first floor. It includes a large Reception Room at the front left, an Office and Living Room below it, and a Kitchen/Diner area in the center. To the right of the kitchen is a large Annexe Lounge/Diner/Kitchen. The rear section contains two Annexe Bedrooms, two Ensuites, a Utility Room, a Wardrobe, and a Hallway with a linen closet.

Room	Dimensions (m)	Dimensions (ft/in)
RECEPTION ROOM	5.90m x 3.61m	19'4" x 11'10"
OFFICE	3.70m x 3.00m	12'2" x 9'10"
LIVING ROOM	7.51m x 6.42m	24'8" x 21'1"
KITCHEN/DINER	7.90m x 6.19m	25'11" x 20'4"
ANNEXE LOUNGE/DINER/KITCHEN	8.53m x 4.20m	28'0" x 13'9"
ANNEXE BEDROOM	4.11m x 3.10m	13'6" x 10'2"
ANNEXE BEDROOM	4.41m x 3.07m	14'6" x 10'1"

The floor plan for the second floor features a central landing with a staircase labeled 'DOWN'. To the top left is a bedroom (3.61m x 3.20m / 11'10" x 10'6") with an ensuite bathroom. To the top right is another bedroom (3.70m x 3.10m / 12'2" x 10'2") with an adjacent bathroom. To the bottom left is a bedroom (3.59m x 2.91m / 11'9" x 9'7"). To the bottom center is a bedroom (5.80m x 2.71m / 19'0" x 8'11"). To the bottom right is a large bedroom (6.28m x 3.59m / 20'7" x 11'9") with an ensuite bathroom. A wardrobe is located between the top right bedroom and the bottom right bedroom. The plan also includes a central staircase and various built-in features like wardrobes and storage units.

Room	Dimensions (m)	Dimensions (ft)
Bedroom (Top Left)	3.61m x 3.20m	11'10" x 10'6"
Bedroom (Top Right)	3.70m x 3.10m	12'2" x 10'2"
Bedroom (Bottom Left)	3.59m x 2.91m	11'9" x 9'7"
Bedroom (Bottom Center)	5.80m x 2.71m	19'0" x 8'11"
Bedroom (Bottom Right)	6.28m x 3.59m	20'7" x 11'9"

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