Bowjy Cottage

Bowjy Cottage, Gulval

Penzance, Cornwall, TR20 8UR

Penzance 2 miles Marazion 4.5 miles St Ives 7.4 miles

A beautifully presented and spacious family home offering adaptable accommodation, ideal for a large family or multi-generational living, with flexibility to be separated into two units of accommodation.

- NO ONWARD CHAIN
- Traditional Features
- Circa 4.5 Acres
- Balcony
- Freehold
- Flexible accommodation
- 4-5 Bedrooms
- Views of Mounts Bay
- Parking
- Council Tax Band TBC

Guide Price £795,000

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SITUATION

Bowjy Cottage enjoys an elevated position on the edge of an Area of Outstanding Natural Beauty, ideally located between the sought-after villages of Gulval and Newmill. The property is just 2 miles from the sweeping sandy beaches of Mount's Bay on Cornwall's south coast and less than 4 miles from the dramatic granite cliffs and rugged coastline of the north coast.

Surrounded by the breathtaking scenery of West Penwith, the cottage occupies a peaceful setting with far-reaching views across the surrounding countryside towards Mount's Bay. The tranquil Trevaylor Woods provide a beautiful backdrop, while the area's spectacular natural landscape creates a wonderful sense of seclusion without compromising on accessibility.

The Penwith Peninsula is renowned for its unspoilt beauty, offering an exceptional variety of landscapes, from dramatic coastal cliffs and secluded fishing coves to wooded valleys, expansive sandy beaches and rolling countryside. It is also one of Cornwall's premier locations for stargazing, thanks to its celebrated dark skies.

The surrounding area is a haven for walkers and outdoor enthusiasts, with an extensive network of footpaths and coastal trails waiting to be explored. The vibrant harbour town of St Ives, renowned for its beaches, galleries and thriving arts scene, is approximately 7 miles away, while the historic market town of Penzance is within easy reach, providing a wide range of amenities together with a mainline railway station offering direct services to London Paddington.

THE PROPERTY

Bowjy Cottage is a distinctive country home combining the character of a traditional Cornish barn with the comfort and practicality of a substantial contemporary extension. The result is a beautifully balanced property offering generous and adaptable accommodation, equally suited as an impressive family home for those seeking multi-generational living or income-generating potential.

Designed with flexibility in mind, the accommodation extends over two floors and can be enjoyed as a spacious four or five-bedroom residence or, subject to any necessary consents, arranged as two independent two-bedroom dwellings. This versatility presents an excellent opportunity for purchasers wishing to accommodate extended family, or establish a home and income.

The living accommodation has been carefully orientated to make the most of its exceptional position, with large windows framing far-reaching views across the surrounding countryside, the adjoining land included within the sale, and onwards to the sweeping coastline of Mount's Bay and the iconic St Michael's Mount. A balcony leading from the principal sitting room provides an ideal place to enjoy the ever-changing outlook,.

Throughout the property, the original barn retains much of its inherent charm, with exposed timbers and character features sitting comfortably alongside the light-filled modern extension, which delivers the space, efficiency and convenience expected of contemporary living. Together, they create a home of considerable character without compromising on modern comforts.

The combination of an outstanding setting, adaptable accommodation and exceptional views makes Bowjy Cottage a rare opportunity in one of West Cornwall's most sought-after rural locations.

OUTSIDE

Bowjy Cottage is approached via a gravelled track, leading to a generous parking area with space for three to four vehicles. The track continues beyond the property, providing access to the rear gardens and land.

The gardens enjoy a private and sheltered setting, being predominantly laid to lawn with areas of wildflower meadow, creating an attractive and natural environment that blends seamlessly with the surrounding countryside. Well established and thoughtfully arranged, the grounds offer an excellent degree of privacy together with a variety of spaces for relaxation and outdoor entertaining.

Beyond the formal gardens lies an adjoining pasture extending to approximately 3.7 acres. The field provides valuable amenity land with potential for a range of uses, subject to any necessary consents, and wraps around the side and rear of the property, further enhancing the sense of seclusion, space and connection with the surrounding landscape.

SERVICES

Mains Water, and Electricity.
Private Drainage - Septic Tank.
Oil Fired Central Heating

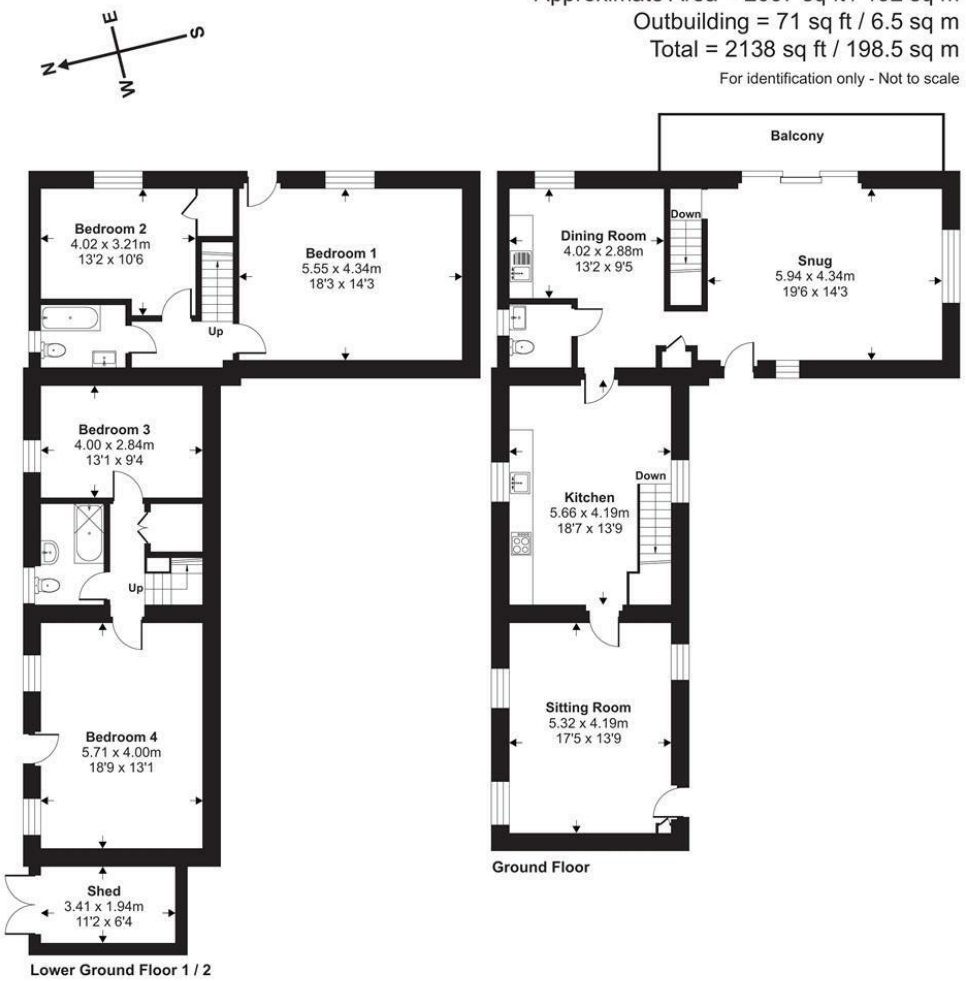
VIEWINGS

Strictly and only by prior appointment with Stags' West Cornwall on 01736 223222

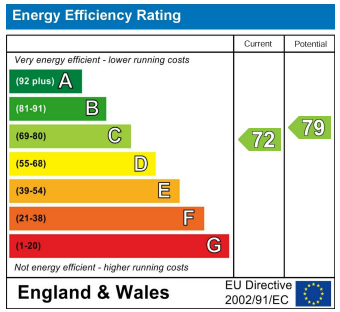
DIRECTIONS

From the A30 toward Penzance, turn right onto the B3311 before entering the town. As you enter Gulval, take the left before the road bends to the right into Gulval. After a short distance turn right onto Gear Hill. Bowjy Cottage will be evident on your right hand side.

Approximate Area = 2067 sq ft / 192 sq m
Outbuilding = 71 sq ft / 6.5 sq m
Total = 2138 sq ft / 198.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1487512



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