



Bosulval Farmhouse, Newmill,
Penzance, Cornwall, TR20 8XA









BOSULVAL FARMHOUSE, NEWMILL, PENZANCE, CORNWALL, TR20 8XA

GUIDE PRICE £625,000 FREEHOLD

- * **THREE BEDROOMS * AREA OF OUTSTANDING NATURAL BEAUTY ***
- * **27FT LIVING ROOM * 18FT KITCHEN/BREAKFAST ROOM * 20FT GARDEN ROOM ***
- * **UTILITY ROOM * OIL FIRED CENTRAL HEATING * GROUND FLOOR SHOWER ROOM ***
- * **FIRST FLOOR BATHROOM * MANY PERIOD FEATURES ***
- * **GOOD DECORATIVE ORDER THROUGHOUT ***
- * **LOVELY VIEWS ACROSS SURROUNDING COUNTRYSIDE TO MOUNTS BAY AND BEYOND ***
- * **LANDSCAPED GARDENS * DETACHED CARPORT/WORKSHOP ***
- * **SOUGHT-AFTER HAMLET * IDEAL FAMILY HOME ***
- * **EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED ***
- * **EPC = E * COUNCIL TAX BAND = E * APPROXIMATELY 135 SQUARE METRES ***

Lovely views across the countryside, towards Mounts Bay and beyond from this well-presented character three bedroom detached cottage located in a sought-after rural location, surrounded by open countryside and set in an area of outstanding natural beauty. The property has spacious accommodation which has been extended to the rear to provide a garden room, Bosulval offers spacious accommodation and would make an ideal family home. There is much charm and character throughout along with well proportioned accommodation. A particularly attractive feature are the gardens, which are of a cottage-style. The property is surrounded by mature trees and hedging, which creates a good degree of privacy and well stocked flower borders. To the side of the property is a gravelled area leading to a detached single storey granite building, which is divided into open carport and workshop. Bosulval is a small hamlet on the outskirts of Newmill, which is a short drive from the main town of Penzance and we would recommend an early appointment to view.

ENTRANCE HALL: Quarry tiled flooring, understairs storage cupboard, radiator.

LOUNGE: 27' 6" x 11' 2" narrowing to 9' 4" (8.38m x 3.40m narrowing to 2.84m) Window seat with sash window overlooking front gardens, exposed granite fireplace with cast iron log burner set on a slate hearth, beamed ceiling, exposed floorboards, further windows overlooking gardens to side and rear, television point, phone point, three radiators.

KITCHEN/DINING ROOM: 18' 0" x 9' 6" (5.49m x 2.90m) Window seat with sash window overlooking front garden, Belfast sink set in granite surround with cupboards below, range of base units and central workstation, solid wood worksurfaces, Inglenook fireplace housing five ring Rangemaster stove, integrated fridge, further fireplace (presently boarded), built in cupboards, beamed ceilings, exposed floorboards to dining area, quarry tiled flooring to kitchen, radiator, glazed door to:

GARDEN ROOM: 20' 0" x 8' 7" (6.10m x 2.62m) UPVC double glazed window overlooking gardens, tiled flooring, four double glazed Velux windows, wall lights, radiator, UPVC double glazed doors to gardens and further door to parking area outside.

INNER HALLWAY: Tiled flooring, casement window to side.

SHOWER ROOM: White suite comprising pedestal wash hand basin, low level WC, double size shower cubicle with chrome fittings and glazed door, tiled flooring, radiator.

UTILITY ROOM: 9' 1" x 8' 0" (2.77m x 2.44m) Porcelain sink, plumbing for washing machine, recently fitted oil fired central heating boiler, casement window to side.

Stairs from entrance hall to:

FIRST FLOOR LANDING: Large sash window overlooking rear garden, access to roof space, electric and light.

BEDROOM ONE: 15' 4" x 10' 0" (4.67m x 3.05m) Lovely open views across surrounding countryside to Mounts Bay and beyond, radiator.

BEDROOM TWO: 12' 4" x 9' 10" (3.76m x 3.00m) Lovely views across surrounding countryside to Mounts Bay and beyond, exposed floorboards, granite fireplace with slate hearth, radiator.

BEDROOM THREE: 9' 4" x 7' 6" (2.84m x 2.29m) Window overlooking rear garden, exposed floorboards, radiator.

BATHROOM: White suite comprising roll top bath set on claw and ball feet with chrome mixer tap and shower attachment, pedestal wash hand basin, low level WC, exposed floorboards, built in airing cupboard housing hot water cylinder, window overlooking rear garden and ladder style radiator.

OUTSIDE: The property stands in well-maintained landscaped gardens, which are surrounded by mature trees and shrubs, which creates a good degree of privacy. Well-stocked flower borders and various seating areas. To the side of the property is a further lawned garden with seating area leading to the front garden with terrace and well-stocked flower borders. To the side of the property is a gravelled parking area with access to stone barn converted into:

CARPORT: 15' 0" x 10' 6" (4.57m x 3.20m) Power and light.

ADJOINING WORKSHOP: 14' 6" x 14' 5" (4.42m x 4.39m) Exposed A frame light and shelving.

NB: Both, the carport and workshop were reroofed approximately 10 years ago. These buildings could be used for a variety of uses, subject to any necessary planning permission.

SERVICES: Mains water, electricity, shared septic tank and oil fired central heating. Septic tank is located on the grounds owned by the neighbouring property which Bosulval Farmhouse has a right of access to.

DIRECTIONS: Via "What Three Words" app: share.solo.posts

AGENTS NOTE: We understand from Openreach website that Ultrafast Full Fibre Broadband is available to the property. We tested the mobile phone signal for Vodafone which was poor. The property is constructed of granite under a tiled roof.

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

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