

BOSCUBBEN FARM

Zennor, Cornwall





A STYLISHLY RENOVATED FARMHOUSE WITH OUTBUILDINGS AND PADDOCKS IN AN IDYLLIC, RURAL SETTING

With stunning coast and sea views, near to St Ives on the North West Cornish coast

Summary of accommodation

Ground Floor: Reception hall | Cloakroom | Sitting room | Dining room | Kitchen | Garden room/bar | Utility room | Study/bedroom | Shower room

First Floor: Principal suite with bedroom and balcony, dressing room and shower room | Guest bedroom/bathroom suite | Two further bedrooms and shower room

Outside: Courtyard and extensive parking | Terraces and gardens | Range of outbuildings with garaging and stables | Paddocks

In all about 30.84 acres

St Ives 3 miles, Penzance 8 miles, Sennen 16 miles, Truro 29 miles, Newquay Airport 41 miles

(All distances are approximate)

Guide price £3,500,000

SITUATION

Boscubben Farm is situated about two miles from the beautiful village of Zennor, and to the west of St Ives, on the rugged and spectacular North Cornwall Atlantic coast, at the western end of the Cornish peninsular.

Surrounded by cliffs and moorland, Zennor is close to some of the most dramatic coastline of North West Cornwall, with its hidden coves and beaches and the South West Coast Path providing spectacular coastal walking. The village is known for the story of The Mermaid of Zennor, commemorated by a carving in the medieval church, and there is a popular pub, The Tinner's Arms. D.H. Lawrence, a one-time resident, said ; 'when we come over the shoulder of the wild hill, above the sea, to Zennor, I felt we were coming into the Promised Land'. Nearby is dramatic Zennor Head and also Zennor Quoit, an ancient Neolithic era tomb. Local beaches include Veor, Pendour and Porthzennor Coves.

Within very easy reach, to the east, is St Ives, one of West Cornwall's most iconic destinations. The picturesque fishing harbour and seaside town is famed for its sandy beaches and harbour, turquoise waters and vibrant arts scene. The town's maze of narrow cobbled streets are home to an eclectic mix of boutique shops, restaurants, bars and art galleries.

The town is bordered by its six beaches with golden sands, including Porthmeor, renowned for its surfing, Porthgwidden, Porthminster and Harbour Beaches, repeatedly voted amongst the best in Britain. The charming harbour, with its fishing boats bobbing, is at the heart of St Ives, and there are many opportunities for a variety of water sports including surfing, paddleboarding, kayaking, fishing etc.

The town blends its rich maritime heritage with a thriving contemporary arts scene. Known for its exceptional natural light, it draws artists from around the world and is home to Tate St Ives, the Barbara Hepworth Museum and Sculpture Garden and the Bernard Leach Pottery.



In addition, St Ives is a popular ‘foodie’ destination with numerous restaurants, pubs and cafes, including the award winning Porthminster Beach café. Local facilities include supermarkets, doctor’s, dentist’s and leisure centre.

There is a strong sense of community with various local events and festivals celebrating the town’s rich cultural heritage, including the annual St Ives Food Festival.

There is a links golf course at nearby Lelant (West Cornwall Golf Club), overlooking the Hayle Estuary, with views towards Godrevy Lighthouse, and the South West Coast Path provides glorious walking along the breathtaking coastline.

To the east, along the coast, is Carbis Bay, Porthkidney Beach and the Hayle Estuary, beyond which is the famous Three Mile Beach, stretching from Riviere Towans to Godrevy. To the west is the spectacular rugged coastline, with rocky cliffs and coves, leading towards Zennor.



A scenic branch railway links St Ives and Carbis Bay to the main Penzance to London (Paddington) line at St Erth. Newquay Airport has daily flights to Gatwick and other national and international destinations. There is access onto the A30 beyond St Ives, providing access to Exeter and the M5 motorway.

THE PROPERTY

Boscubben is a delightful stone Cornish farmhouse with associated traditional farmbuildings situated in an idyllic setting, off a small country lane, in the heart of the Cornish countryside, below the rugged moorland of Trendrine Hill, and just inland from the spectacular Atlantic coast and the South West Coast Path.

One of the barns has been converted and linked to the main house to provide extra accommodation and the property has been stylishly and immaculately renovated and modernised throughout, with contemporary, high quality, fixtures and fittings, to provide a spacious family house of considerable charm, with additional outbuildings and land and gorgeous sea, coast and rural views.

From the lane the entrance drive leads into a courtyard surrounded by the house and buildings and the front door and entrance porch opens into the partly full height reception hall with flagstone flooring and doors into the 32 foot sitting room with fireplaces with stone surrounds at either end and exposed boarded flooring, and the kitchen with high quality contemporary fittings and integrated appliances, island, flagstone flooring and sea views. A flight of steps descend from here into the dining room, also with sea views and exposed boarded flooring, and glazed sliding doors out to a partly enclosed paved terrace with countryside and sea views.

The garden room/bar, with flagstone flooring, fitted wine cooler, cupboards and glazed sliding doors out to the terrace, links the main part of the house to the converted barn which comprises a study/bedroom,







shower room and utility room on the ground floor, and, on the first floor, the principal suite with bedroom, fitted dressing room and shower room. From the bedroom a glazed door opens to a broad decked balcony with glazed balustrading providing stunning long distance views over the surrounding countryside to the coastline and out to sea.

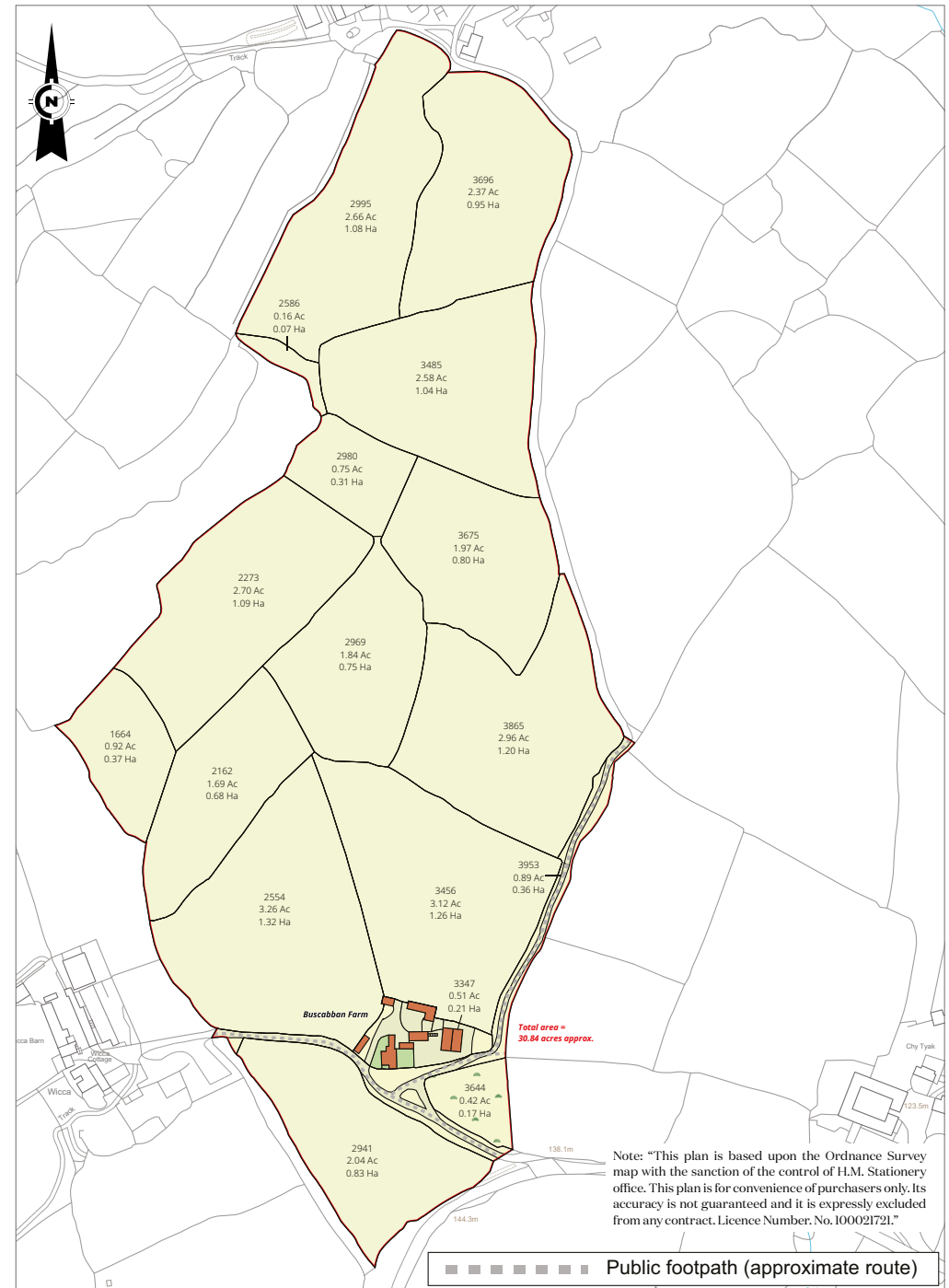
Within the original house, stairs from the hall rise to the first floor with guest bedroom and ensuite bathroom with both shower and bath, two further bedrooms and shower room.

Outside, sliding glazed doors from both the dining room and garden room/ bar open to a stone paved terrace, partly encompassed by the house, and providing lovely sea and countryside views, and steps down into the courtyard. On the other side of the house, and also partly enclosed by it, glazed doors from the sitting room and the garden room/ bar open to further stone paved terrace areas and gardens with herbaceous borders and circular lawned areas.



PROPERTY INFORMATION

Directions: TR26 3BW





Approximate Gross Internal Area
450.3 sq.m. (4847 sq.ft.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
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