



Bosorne, near St Just TR19

£900,000



ANDREW  
**EXELBY**  
ESTATE AGENTS

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## DESCRIPTION

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On entering, you will immediately be drawn to the main sitting room, where a large picture window frames a jaw-dropping sea view out towards the Scillies. The sitting room is understandably bright and has a feature fireplace with a woodburning stove, and beautiful slate flooring that extends through to the open-plan kitchen/dining room.

The kitchen and dining room open out via French doors to a paved patio terrace that will be the go-to spot for sunsets and relaxing while watching the waves crash over the Brisons towards Cape Cornwall. Off the kitchen to the rear is a large utility, laundry room with worktops, storage and space for all of your kitchen appliances with another door out to the large gardens surrounding this idyllic property.

Also on this floor, along a naturally well-lit hallway thanks to the large stairwell window, is a large double bedroom which would be a fantastic master suite or guest accommodation. The room is versatile, having



once been used as a further reception room, there is a woodburner inset, and a picture window again offering breathtaking ocean views. There is a shower room off this bedroom that can also be accessed from the entrance hallway; delivering an entirely flexible and convenient family home with single-storey accommodation if needed.

Up to the first floor, and the views get ever more jaw-dropping from all four double bedrooms which all offer sea-facing windows and very appealing pine floorboards. There are two further bathrooms and a further WC on this floor.

Outside Penanven, the gardens have been cultivated to offer various spaces from which to enjoy the ever-changing backdrop provided by the sea and immediate coastline. The paved sun terrace is a sun worshipper's paradise with complete privacy and space for loungers, seating and a dining set. The lawned garden leads off to an area with a lean-to greenhouse and storage shed for all garden equipment.

The gardens at Penanven then lead through and meander downhill, stretching out further toward the sea. This part of the land with Penanven has been carefully managed to encourage wildflowers, native plants and wildlife with pretty pathways mown through grasses and heather - a truly idyllic spot to laze and listen to the sea in the distance.

## **LOCATION**

Penanven sits on a quiet no-through lane from the settlement of Bosorne, which is between England's most westerly town St Just and the

beautiful Cot Valley. Cot Valley is a sub-tropical enclave leading down to a beach with giant, rounded boulders softened by the sea, that has earned the beach the local nickname "Dinosaur Egg Beach". The high, rugged cliffs around Cot Valley are typical of this part of Cornwall's coastline, and further along the coastpath past Penanven is Cape Cornwall; another beautiful local landmark just a short stroll away.

St Just is a very popular town with a thriving community and a varied mix of busy shops and businesses. Properties here are predominantly granite cottages harking back to the tin mining era and St Just's prosperous heritage.

Boasting two fantastic butchers, four pubs, traditional grocers, and two convenience stores, St Just has all the essentials covered, as well as offering well-respected art galleries, popular eateries, and some stunning coastal walks nearby.

There is both a primary and secondary school in St Just, both rated as Good by Ofsted most recently. Penzance is approximately 8 miles away.

## **ENTRANCE PORCH**



## ENTRANCE HALLWAY

Spacious and light hallway connecting all rooms. Slate flooring. Radiator.

## SITTING ROOM

Large reception room with large picture window and window seat with uninterrupted sea views. Feature granite fireplace with inset woodburning stove. Slate flooring. Underfloor heating. Open through to:

## DINING AREA

Dual aspect with French doors out to a paved sun terrace, and a window to the side. Feature fireplace with a woodburning stove. Slate flooring. Underfloor heating. Open plan to:



# Penanven, Bosorne, St. Just, Penzance, TR19

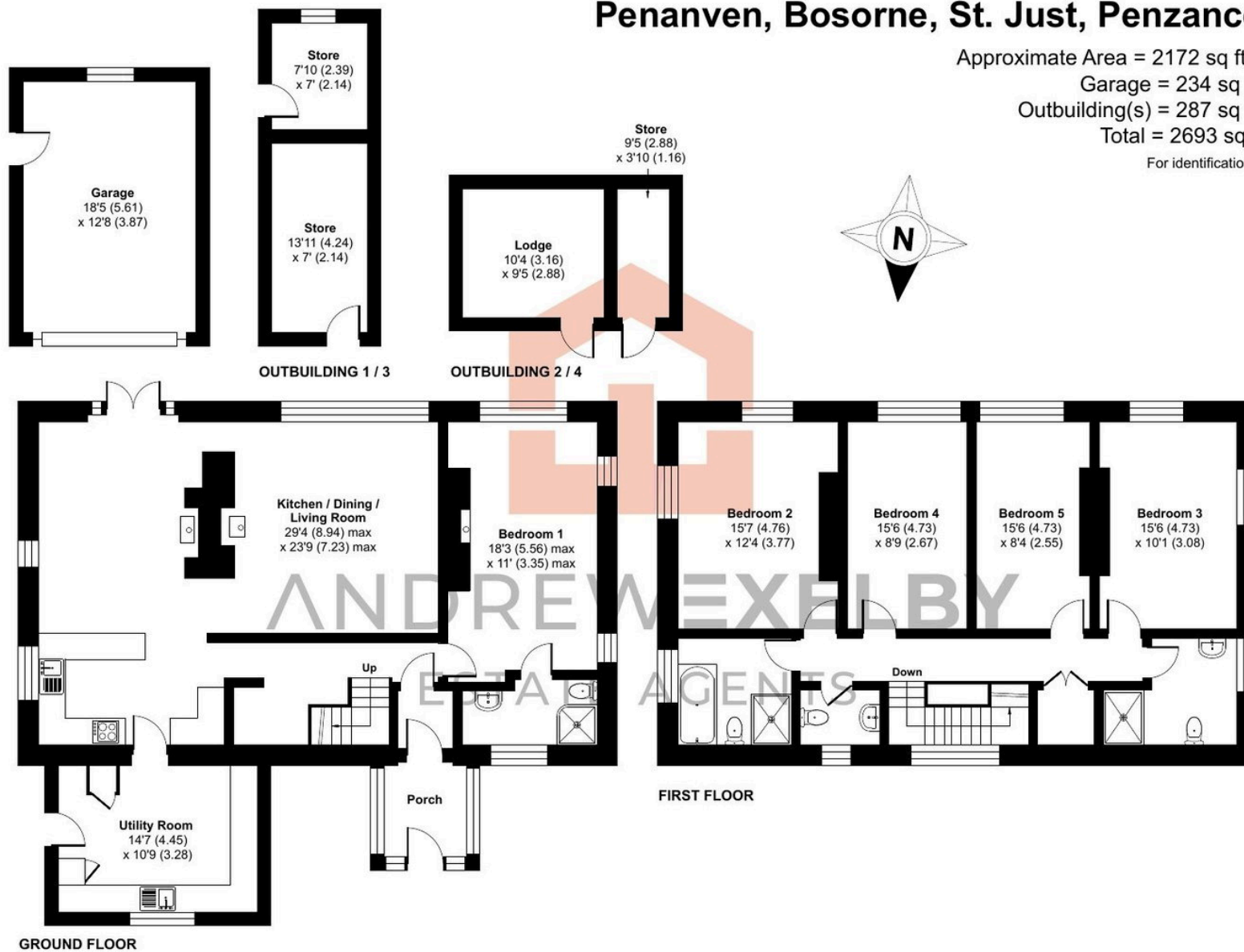
Approximate Area = 2172 sq ft / 201.7 sq m

Garage = 234 sq ft / 21.7 sq m

Outbuilding(s) = 287 sq ft / 26.6 sq m

Total = 2693 sq ft / 250 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). © nitchecom 2025. Produced for Andrew Exelby Estate Agents. REF: 1472634



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