



Bosoughan Farmhouse,







Bosoughan Farmhouse,

Bosoughan, Newquay, Cornwall, TR8 4ND

Newquay 4 miles Newquay Airport 4 miles A30(T) 3 miles

A delightful six-bedroom period home with ancillary accommodation, detached double garage, landscaped formal gardens, extensive vegetable garden, recreational lawn/playing field and adjoining paddock – total 3.32 acres

- 6 Bedroom Period Residence
- Formal & Vegetable Gardens
- Detached Double Garage
- Pasture Field with Wind Turbine
- Freehold
- Multiple Car Parking
- Ancillary Building
- Recreational Lawn/Playing Field
- Total about 3.32 Acres
- Council Tax Band D

Guide Price £890,000

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SITUATION

Bosoughan Farmhouse is on the edge of the peaceful small hamlet of Bosoughan about 4 miles from the resort of Newquay and some of Cornwall's best surfing beaches.

Newquay offers a wide range of shopping, banking, leisure and educational facilities. The Cathedral City of Truro is the retail and commercial centre of Cornwall is about 12 miles.

The property is centrally located with good access to the A30 affording trunk road motoring up and down the spine of the county. Newquay Airport which offers a number of scheduled national and international flights is just 4 miles to the north and Newquay railway station offers a branch line connection to London Paddington.

SUMMARY DESCRIPTION

A super family residence on the edge of a popular hamlet which comprises a delightful and spacious period home of some 2,955 sq ft, outside seating areas for al fresco dining, landscaped formal gardens, an extensive recreational lawn/playing field, fruit trees, fenced vegetable garden with polytunnel, double garage, ancillary building, pasture paddock, wind turbine and a wonderful all round ambience.

THE HOUSE

The approach to the house is via a low maintenance walled front garden with paved seating area for morning coffee with well stocked beds. A part glazed front door opens to the Entrance Hall with large slate slabbed floor, balustrade stairs off to first floor with under-stairs cupboards and door leading through to a superb extensive open-plan Kitchen, Dining and Living Room with triple aspect and downlighters. The Kitchen offers a comprehensive range of shaker style base and eye level units with Corian worktops to upstand with splashback tiling over and includes an inset Corian and stainless steel double sink unit with mixer tap, pull-out bin, Neff inset combination oven/microwave/grill and an island unit with granite worktop, cupboards and drawers, open shelving, tray recess and power point. There is space for a freestanding American style refrigerator/freezer and wide double-glazed full height doors open to outside for alfresco dining.

Off is a rear Hall with part glazed door to a deep Storm Porch and a Utility Room with stainless steel single drainer sink unit with vegetable bowl, rolled worktop surfaces and numerous base and full height storage cupboards. Adjacent is a Separate WC.

Also on the ground floor is a well-proportioned Sitting Room being a delightful room with natural stone and part slate floor, wide stone fireplace with clome oven and housing a contemporary wood-burner, ceiling timbers and window seat; a Dining Room with slate floor, ceiling timbers and a downstairs sixth Bedroom with concertina door to En Suite facilities including a fully tiled shower, washbasin, wc and door to built-in cupboard.

On the first floor, off a part balustrade Landing with a range of storage cupboards is a Main Bedroom with adjacent fully tiled En Suite Bathroom with modern panelled bath, fully tiled walk-in shower, modern vanity washbasin and close coupled wc; three other good Double Bedrooms - one being a vaulted room; a fifth Bedroom/Office and a Family Bathroom including tiled bath, bidet, wc, washbasin, walk-in fully tiled shower and chrome wall mounted towel radiator.





THE PARKING & DETACHED DOUBLE GARAGE

To the rear and sides of the house are extensive herringbone car parking and turning areas for a number of vehicles adjacent to which is the detached timber and bitumen felt Double Garage with concrete floor, power and lighting, side personnel door, two up and over electric vehicular doors and an outside electric vehicle charging point.

THE ANCILLARY BUILDING

Constructed in 2008, this good detached building provides ancillary accommodation to the house and includes an Entrance Hall with slate floor, a large Room with double aspect including wide double fully glazed doors to the outside, a Shower Room/WC and a Plant/Utility Room with worktop and storage cupboards.

THE FORMAL GARDEN

Beside the house are level paved seating areas with above, approached via steps, tiered formal gardens with further paved and stone chipped seating areas with low walled landscaped gardens with deep well stocked Beds.

THE RECREATIONAL LAWN/PLAYING FIELD

An expansive mown level grass area with surrounding fruit trees, hedges and mature coniferous trees and which also includes a steel framed timber and metal clad open fronted Shelter and, via a Bamboo alley, an open fronted timber Store.

THE VEGETABLE GARDEN

On the northern side of the recreational lawn is a large fenced vegetable garden with Polytunnel about 25' x 10' (base level) and water. There are numerous vegetable beds intercepted by paths, a good sized fruit cage.

THE FIELD

Adjacent is an L-shaped grass field with fenced, hedged and post and rail borders and within which, on the southwestern boundary is a private low kilowatt wind turbine.

In additional, is an old timber and galvanised iron Store Building about 50' x 30' in a poor state of repair.

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

Travelling westbound on the A30(T) exit at the Highgate Hill junction for Newquay. Follow the road around underneath the A30(T) and take the first left onto the A39(T) dual carriageway and drive down to the roundabout. At the roundabout go straight over onto the A392 continuing towards Newquay and drive for about 2.5 miles until reaching the hamlet of Mountjoy. Take the first turning to the right and drive for about half a mile to the hamlet where Bosoughan Farmhouse is in the centre on the left.

SERVICES

Mains water and electricity connected. Private drainage via septic tank. Electric Aga and radiators. Ground source heat pump and partial underfloor heating. Solar panels to the house and Ancillary Building. Wind Turbine (feed-in tariff). Broadband: Standard and Ultrafast Broadband available (Ofcom). Mobile telephone: EE, Three and Vodaphone limited and 02 likely inside and EE, Three, Vodaphone and 02 likely outside (Ofcom).

Total = 3955 sq ft / 367.3 sq m

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		67	75
England & Wales		EU Directive 2002/91/EC	



