



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9167

Guide £1,000,000

Boswergy,
Perranuthnoe, Penzance, Cornwall, TR20 9NF

FREEHOLD



Coastal redevelopment opportunity – CASH BUYERS ONLY.

Occupying a sensational position perched above Perran Sands enjoying incredible far reaching south westerly views over a huge swathe of south Cornish coastline to St Michael's Mount and far out to sea, a detached 1938, 4 double bed roomed bungalow ready for immediate occupation but offering huge scope for redevelopment (subject to gaining necessary consents). With a large gently sloping garden plot of over $\frac{1}{4}$ of an acre, an unrepeatable position walking distance from one of Cornwall's most picturesque and sought after coastal villages.





SUMMARY OF ACCOMMODATION – Overall plot dimensions circa 80' wide x 150' depth

Sun room, garden room, sitting room, kitchen, principal bedroom suite with conservatory and en-suite shower room and wc. 3 further double bedrooms, family shower room.

Outside: Externally accessed boiler room/workshop. Timber outbuilding. Parking for 2/3 cars. Gently sloping tiered gardens.

In all, about 0.275 of an acre.



DESCRIPTION

The availability of Boswergy represents a rare and exciting opportunity to acquire a prime coastal redevelopment opportunity on Cornwall's south coast enjoying an incredible south westerly aspect with mesmerising unobstructed and unobstructable far reaching views over the beautiful Perran Sands below, far along the south Cornish coastline to St Michael's Mount and far out into the English Channel.

The property is situated off a quiet unmade lane largely considered to be a no-through lane and therefore offering peace and tranquillity with virtually no passing vehicular traffic yet only just a short walk from the beach below and the amenities of Perranuthnoe which is considered to be one of the most picturesque and sought after villages on Cornwall's south coast.

The property itself was constructed, we understand, in 1938 and has recently had a concrete screening test which identified one sample containing some mining waste material with the recommendation made for Stage 2 testing. Stage 2 testing may or may not produce a classification which allows for mortgage lending however, due to the nature of the property sale with most buyers looking at future redevelopment (subject to gaining necessary consents) we are inviting interest from cash buyers only. Details of the Report can be made available to interested parties upon request with Lillicrap Chilcott.

The property is ready for immediate occupation and has four double bedroomed accommodation which can be used and enjoyed as a main or second home as it is for many years to come. That said, due to its position, aspect and incredible views the property will no doubt be seen as an incredible opportunity to redevelop to create an incredible coastal home, the scarcity of opportunities like this in the best areas of the county cannot be overstated and therefore interested parties are advised to view without delay to avoid disappointment.

LOCATION

Boswergy is situated at the very end of Trebarvah Lane just outside the village of Perranuthnoe. The unmade lane from the property is considered a no-through lane however it does lead from the property down to the beach and right into the heart of the village. The village has an historic church and an award winning village inn run by Raymond Blanc trained chef Stuart Eddy. There are also two cafés, one beside the beach. From the village there is access onto the National Trust owned coastal footpath which leads westward to St Michael's Mount and Penzance and to the spectacularly beautiful, rugged coastline to Prussia Cove. Close to the village there is a farm shop offering a range of organic produce.



The beach itself is one of Cornwall's most picturesque, with great expanses of golden sands at low tide and is also popular with surfers producing excellent waves in the right conditions.

Marazion, approximately 2 miles distant, has several shops and other amenities adequate for most everyday needs and is directly opposite the National Trust owned St Michael's Mount, one of the most iconic attractions in Cornwall. Marazion also has excellent sandy beaches and Mounts Bay is popular for both sailing and windsurfing. Penzance approximately 5 miles distant is the largest town in West Cornwall and has a wide range of shops, supermarkets, banks, schools etc. It also has a busy port and is on the main Paddington railway line (London approximately 5½ hours). The stunning West Cornwall countryside and rugged coastline offers excellent walking, whilst many sandy beaches and Mounts Bay provide exceptional water based recreational activities including sailing and surfing at St Ives which is approximately 7½ miles away. Other attractions in the area include the Minack cliff top theatre at Porthcurno, St Michael's Mount, Tate St Ives.

THE ACCOMMODATION COMPRISES
(all floor plans and dimensions are approximate)

From parking area a pathway leads down to a lower paved terrace with half double glazed door into:-



SUN ROOM – 20'5" x 6'5". Dual aspect with double glazed windows overlooking fabulous far reaching views over Perranuthnoe beach, out to sea, across Mounts Bay to St Michael's Mount and beyond. Tiled flooring, coat hooks, door with cat flap into:-

GARDEN ROOM – 13' x 9'9". Dual aspect with double glazed windows overlooking garden and far out to sea. Laminate flooring, obscure glazed window to bedroom. Fluorescent striplight, door into:-





SITTING ROOM – 17'1" x 13'9" . Dual aspect with double glazed windows to side and glazed windows enjoying views through sun room to beach and sea beyond. Feature open fire set on a tiled hearth, radiator, directional downlights. Doors into:-

KITCHEN – 16' x 10'8". Fitted on three sides with a range of base and eye level cupboards with 1½ stainless steel sink and drainer unit with chrome mixer tap. Four ring Electrolux AEG hob. Space for fridge/freezer, space for dishwasher, space for freezer. Laminate flooring. Radiator, double glazed windows and half double glazed door with cat flap overlooking and opening out onto rear courtyard. Door to rear hall (see below).

Accessed from sitting room:-

BEDROOM 3 – 10' x 9'7". Double glazed window to side, radiator, fitted wardrobes with recessed shelving. Strip wood floor.



BEDROOM 2 – 11'8" x 10'1". Double glazed window to side, obscure double glazed window through sun room towards the sea and beach. Fitted wardrobe. Radiator.



FAMILY BATHROOM. Fitted with white sanitaryware including low flush wc, pedestal wash hand basin, oversized shower with Mira Jump electric shower, glazed shower screen. Heated ladder style towel rail. Tiled on three sides, space and plumbing for washing machine, radiator, double glazed window to side. Shaver point.

Accessed from kitchen to rear hall. Doors into:-



PRINCIPAL BEDROOM – 15'9" x 12'1". With double glazed window and double glazed sliding door overlooking front garden and opening into conservatory. Double glazed window to side. Fitted wardrobes, recessed shower cubicle with Spray Spa electric shower. Door into:-

WC. With low flush wc, wall mounted wash hand basin with chrome mixer tap, obscure double glazed window to side, extractor fan. Creda night storage heater.

CONSERVATORY – 9'9" x 6'10". Double glazed windows on three sides under a sloping monopitched polycarbonate roof.

BEDROOM 4 – 12'7" x 11'. Double glazed window to side. Fitted wardrobes with hanging rail and shelving.

OUTSIDE

BOILER ROOM. Half glazed entrance door, double glazed window on two sides housing Worcester Green Star Heatslave 18/25 combination oil fired boiler. Power and light connected. Timber storage shed.

Outside parking area for 2/3 cars. The property sits on a broad plateau with a full width paved sun terrace with pond. A pathway descends through a number of tiers with areas of gently sloping lawn, mature shrub borders, apple trees, palms, raised vegetable beds, fruit cage, camellias, buddleia, timber outbuilding. Former radio mast.





Not to scale – for identification purposes only.

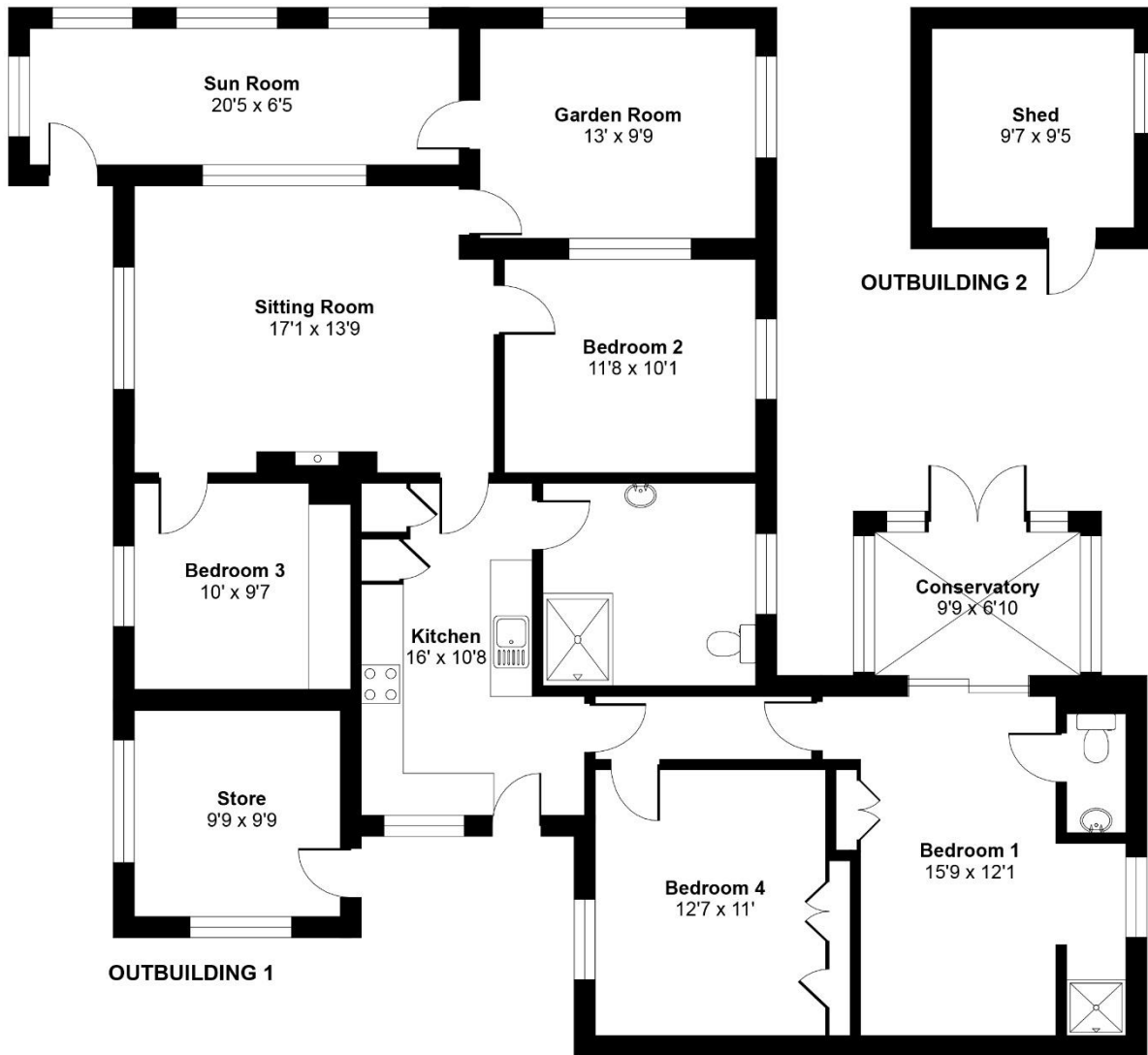
Bosworgey, Perranuthnoe, Penzance

Approximate Area = 1521 sq ft / 141.3 sq m

Outbuildings = 192 sq ft / 17.8 sq m

Total = 1713 sq ft / 159.1 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Lillcrap & Chilcott. REF: 912625

GENERAL INFORMATION

VIEWING – Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE – TR20 9NF.

SERVICES – Mains water, mains electricity, mains drainage.

COUNCIL TAX BAND – E (see www.mycounciltax.org.uk).

DIRECTIONS – NB: Please do not approach the property in a car from Perranuthnoe village as the road is very narrow and virtually unpassable. Please approach via Trebarvah Lane which you access by approaching Perranuthnoe from the Helston side shortly after entering the speed monitoring at Rosudgeon. Turn left into Trebarvah Lane and after approximately 1km you enter the farmyard of Trebarvah which is surrounded by a number of properties, barn conversions etc. Follow the ‘private lane’ down towards the beach which is a bumpy lane and after approximately 150 yards turn right into a lane which leads behind a row of house, the third house on the left hand side is Boswergy. Park in the parking area above the house and walk down to the property.

AGENT’S NOTE – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS – Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN
Approved Redress Scheme

