



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9496

Offers over £450,000

**Bospebo Cottage,
Nancemellin, Nr. Godrevy Beach, Camborne, Cornwall, TR14 0DW**

FREEHOLD



Occupying a blissful end of lane rural location, truly 'off the beaten track' yet just over 1½ miles as the crow flies from Godrevy beach on the fringes of the Red River Valley Nature Reserve, a superb detached 3 double bed roomed, double fronted Victorian cottage with lovely south facing gardens which are an oasis of peace and tranquillity.





SUMMARY OF ACCOMMODATION

Ground Floor: entrance hall, shower room/wc, kitchen/breakfast room, sitting/dining room, porch.

First Floor: landing, 3 double bedrooms.

Outside: south facing tiered rear gardens, timber storage shed. Paved parking area for 1 car. Side garden.

DESCRIPTION

Bospebo Cottage occupies a blissful rural, end of lane location in the little known hamlet of Nancemellin which is on the fringes of the Red River Valley Nature Reserve, just over 1½ miles from the National Trust owned Godrevy Beach which has long been regarded as one of the best golden sand surfing beaches in the South West let alone Cornwall. Feeling truly off the beaten track, the property is approached on a 1½ mile country lane which culminates with Bospebo Cottage and two other properties. Shortly after the property the lane becomes impassable for motor vehicles and becomes a track and footpath which leads through one of the most incredibly unspoilt verdant valleys, walking distance from Godrevy Beach.

It is a magical setting with absolutely no noise or light pollution and is therefore, due to both the tranquillity of the location and its geographical proximity of the coast, likely to appeal to main and second home buyers alike. Opportunities to acquire properties in these enchanting locations is extremely rare and the property is to be sold for the first time in 61 years, therefore early viewing is highly recommended to avoid disappointment.

Bospebo Cottage dates back to 1859 and has a classic Victorian double fronted façade with ¾ length windows and cream rendered elevations under a natural slate roof. The property is non-listed and during the current owner's tenure has been significantly improved and modernised with well presented oil fired centrally heated accommodation, but equally the house offers great scope for cosmetic improvement and possibly extension (subject to

gaining necessary consents) depending upon the wants and desires of an incoming purchaser.

The house currently only has one parking space albeit a further car can be parked on the unrestricted lane outside. However, there is certainly scope within its garden plot to create parking for further vehicles (subject to gaining necessary consents). The most common entrance to the property is from the rear of its main façade with an entrance with an adjacent family shower room/wc and a door which opens into the kitchen/breakfast room. The kitchen/breakfast room is of decent size and has space for a four seater breakfast table, this in turn opens into the main double width reception room (25'6" x 14') which separates into a sitting area and a comfortable formal dining area with space for eight seater dining table. The sitting area has an attractive Contura contemporary woodburning stove, two ¾ length windows overlooking the gardens and a door opens into the front porch which is a useful boot store room and then out into the garden. On the first floor there are three double bedrooms in total, all of which are good sized double rooms.

Bospebo Cottage sits towards the point of a large triangular plot. Accessed off the quite country lane is a paved parking area for one car and adjacent to this a small side garden underneath which is the private drainage. On the south side the gardens are glorious, enjoying direct sunshine from morning to late afternoon/evening with a fantastic elevated outlook over the lush unspoilt valley below. The garden has been professionally landscaped and features tiered areas of lawn bounded by mature tree and shrub borders, on the lower tier is a useful timber garden shed, on the middle tier there is a beautiful broad paved sun terrace flanked by raised well stocked planters and Cornish stone walling ideal for garden furniture, alfresco dining, etc. The top terrace features further well stocked flower beds and borders with a further gravelled terrace which makes for an ideal lookout and is positioned to catch the last rays of the evening sun.

All in all, a charming period property in a magical end of lane location, an oasis of peace and tranquillity just over 1½ miles from the beautiful golden sand Godrevy Beach.

LOCATION

Bospebo Cottage sits in the type of location which Estate Agents are often asked for but are scarcely ever available for all types of property in Cornwall, offering absolute peace and tranquillity but located close to one of Cornwall's more fantastic sandy beaches. Nancemellin as a rural hamlet covers just a handful of properties and is located close to the village of Kehelland with its well regarded primary school and just over 1½ miles as the crow flies from Godrevy Beach with its iconic lighthouse and also the pretty coastal village of Gwithian, with its church and pub surrounding the sand dunes and breathtaking 4 mile beach which makes up St Ives Bay.

The lifeguard manned sandy coastline of St Ives Bay is the longest uninterrupted stretch of beach in Cornwall and offers countless surfing breaks which between them work in many swell and wind directions. The area is also nationally known as a kitesurfing and windsurfing hotspot with many world class talents hailing from the area. The beach and surrounding area is also perfect for more sedate activities with the South West Coast Path leading from the sand dunes up past Godrevy Lighthouse and over the cliffs, whilst bird watchers will enjoy the Hayle Estuary and Lelant Saltings.

There are several excellent golf courses nearby with The Parkland, Tehidy being nestled in the surrounding woodland close by and Lelant being a highly regarded Links course with wonderful views of the coastline below. About 20 minutes' drive away to the south are Marazion and Penzance which between them offer dingy racing and yacht sailing in the shadow of the National Trust owned St Michael's Mount. Despite the peace and tranquillity of Bospedo Cottage it is actually an incredibly convenient and accessible location with quick access within 5 minutes onto the A30 expressway which runs throughout Cornwall and links to the motorway network at Exeter. There are mainline railway stations at both Hayle and Camborne again providing access throughout the country as well as to London Paddington which is around 5 hours away.

Hayle and Camborne are both nearby large towns with a full of range of day to day facilities which have been bolstered by an out of town shopping area which includes Marks & Spencer, Next and Boots. It is also expected in the near future that Hayle will undergo a significant redevelopment process around a new marina and waterside housing complex. There are several other well served towns within striking distance; Truro, Cornwall's capital city, is less than ½ an hour away and offers a high class shopping experience, excellent commercial and entertainment facilities as well as three highly regarded private schools.

Across the other side of the bay is St Ives, a nationally acclaimed picturesque harbourside town which has a reputation for outstanding art galleries and good food.







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 – TR14 0DW.

SERVICES – Mains electricity. Private water (shared well water). Private drainage (cesspit). Oil fired central heating. Bottled gas for cooker hob.

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

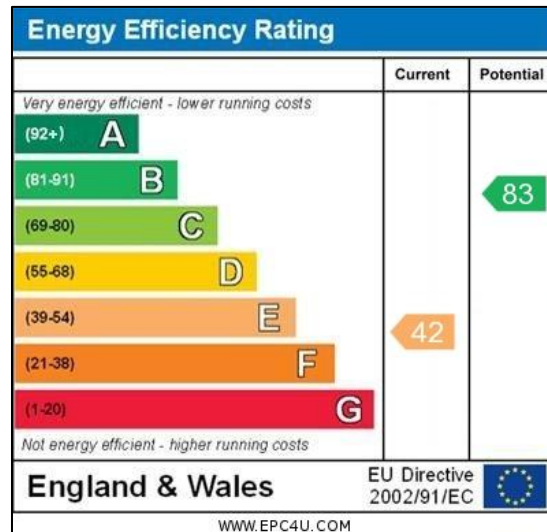
DIRECTIONS – Proceeding in a westerly direction on the A30 from Truro, come off the A30 at Camborne West at the mini roundabout by the Premier Inn take the second exist sign posted Connor Downs and Kehelland. Proceed along this road for ½ a mile taking the turning right and proceeding underneath the A30. At the T-junction turn left and proceed along this single track country lane for 1½ miles where at the bottom of the hill Bospebo Cottage will be found on the left hand side. Please be aware parking is limited and if arriving with multiple vehicles please advise Lillicrap Chilcott when making your appointment to view.

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



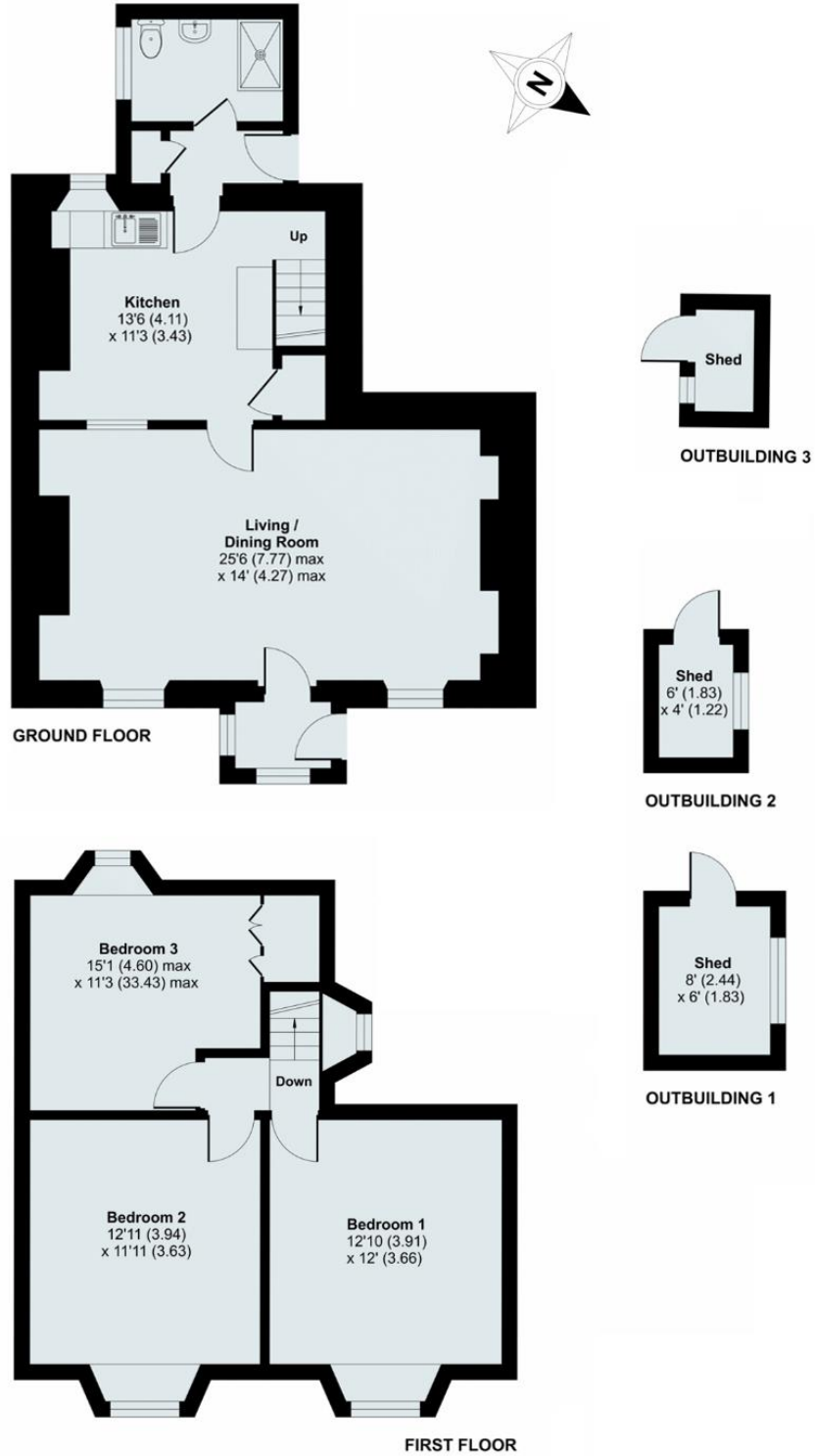
Camborne, Cornwall, TR14

Approximate Area = 1161 sq ft / 107.8 sq m

Outbuilding(s) = 89 sq ft / 8.2 sq m

Total = 1250 sq ft / 116 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.

For reference only, not to form any part of a sales contract.

