



# LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9612

£695,000

Pendonan,  
Boswinger, Nr. Gorran, St Austell, Cornwall, PL26 6LL

FREEHOLD



**An impeccably presented detached 4 bedroom bungalow that has just undergone a thorough, high end refurbishment and enjoys a very desirable setting in a sought after coastal, rural hamlet with an elevated position that commands wonderful views over its own gardens, open countryside, the sea and along the coast towards the Lizard Peninsula. Large open-plan living areas complement 4 double bedrooms and beautifully refitted en-suite shower room and family bathroom. Beautifully planted gardens include a driveway with generous parking.**



## **SUMMARY OF ACCOMMODATION**

Entrance porch, entrance hall, sitting room/dining room/kitchen, 4 bedrooms, en-suite shower room, family bathroom.

**Outside** Gated driveway with parking and turning area for several vehicles, beautiful landscaped and well stocked gardens surround the property on two sides with views over fields and the sea enjoyed from both the house and the gardens.



## **DESCRIPTION**

The refurbishment of this beautifully proportioned and well positioned home is exemplary and has touched every inch of the accommodation which is evident from the moment you cross the threshold. The complete remodelling has created a beautifully light and airy large open-plan living space which is L-shaped with one side of the 'L' comprising a kitchen with an excellent range of integrated appliances and marbled quartz worktops and upstand. The other side of the 'L' comprises a 33' long sitting room/dining room with bifold double glazed doors to both front and rear gardens.

The L-shaped reception hall divides the living area away from the bedrooms and also provides 3 large and very useful storage cupboards. The master bedroom houses a super kingsize bed easily and has fitted wardrobes and lovely views over fields to the sea with a luxury en-suite shower room. Bedroom 2 currently houses a kingsize bed and has two walk-in semi circular bays providing lovely views over the sea and surrounding countryside. The

third bedroom currently fits a super kingsize bed comfortably and has a bay window with countryside views and a delightful feature woodburning stove in a white fire surround. A fourth double bedroom completes the accommodation.

The gardens around the property are beautifully stocked, well landscaped and enjoy clear boundaries comprising walling, fencing and hedging, all at a carefully considered height so as not to impinge the wonderful sea and country views from either the house or the gardens whilst giving as much privacy as possible. The entrance is via two black panelled aluminium gates hung between stone pillars which access a large tarmac drive area with plenty of off-road parking and turning. An attractive stone wall and matching black pedestrian gate opens onto a lawn that wraps around the southern side of the bungalow providing lovely views to the sea and surrounded by mature shrubs and trees providing a good screen. At the back of the property is a cut granite terrace with attractive low stone wall topped by well planted flowerbeds providing lovely views over fields and a delightful, sheltered sitting area for alfresco dining, barbecues etc. A door from the terrace opens onto a long narrow store room which has the oil fired boiler at the far end, making this a useful drying area. A side path on the right of the property provides access to good storage areas where there is a fitted timber garden shed and to the rear is the screened off oil storage tank.



Without a thing left to do this immaculate property would make a lovely family home within a short walk of the well regarded National Trust beach at Hemmick and some superb coastal walks in both directions to the south heading down into the Roseland Peninsula and to the north following the coast to Gorran Haven and Mevagissey.

## **LOCATION**

Boswinger is a highly sought after coastal/rural hamlet in an Area of Outstanding Natural Beauty on Cornwall's south coast, situated between the Roseland Peninsula and St Austell Bay. The property enjoys easy access down the lane in front of it to Hemmick Beach and the National Trust coast land on either side with the South West Coastal Footpath, circumnavigating this area of coast providing access to some wonderful beaches. To the west lies the Roseland Peninsula, Porthluney Cove and East and West Portholland. To the east lies the Dodman Point, beyond which, the coastal footpath drops down to Vault Beach and beyond that Great Perhaver Beach. These two beaches lie either side of the villages of Gorran Churchtown and Gorran Haven, the latter providing the nearest shops for day to day needs and a small harbour. There are nearby footpaths which provide a shortcut down to the village.



To the north west lies the active fishing port of Mevagissey with its picturesque inner and outer harbours encircled by clusters of fisherman's cottages and providing further shops, cafes, local pubs, a primary school and still has an active fishing fleet.

To the north west lies the main town of St Austell providing a wider range of leisure, commercial and retail facilities, out of town supermarkets and trading estates, two secondary schools a coach/bus station and mainline railway station with a direct link to London Paddington with approximate travel time of 4½ hours. To the west lies Cornwall's capital Truro providing an excellent retail base and a charming city centre of mainly older buildings, some of which still enjoy cobbled streets with boutique shops, national stores, private and state schooling, further train and coach stations and excellent leisure facilities.



The road network from Boswinger provides access through the attractive country lanes to the A30 which then remains largely dual carriageway all the way to Exeter where it joins the national motorway network and from St Austell the A390 connects to the A38 which provides a swift route into Devon and the city of Plymouth.

Local attractions including golf clubs at Carlyon Bay, Duporth and Polgooth, sailing clubs on the nearby beaches at Pentewan and Porthpean, beautiful public gardens at the Lost Gardens of Heligan near Mevagissey and the Eden Project near St Austell. A short drive to the south is Caerhays Castle with its wonderful grounds situated at the back of Porthluney Cove.

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

**ENTRANCE PORCH (L-SHAPED)** Fitted mat and outside wall mounted downlighters, part double glazed black panelled door to:-

**ENTRANCE HALL** Herringbone wood effect block flooring, two radiators, two built-in storage cupboards with a mixture of hanging rail space and shelving, glazed door leading to rear porch, further deep full height storage cupboard for hoovers, ironing boards etc. and fitted high level shelf. Loft hatch access to large loft space providing excellent storage. Doors off to:-

**KITCHEN / SITTING ROOM / DINING ROOM (L-SHAPED) – 33'3" x 13'5" plus 16'5" x 12'5"**



**KITCHEN AREA** The kitchen is beautifully fitted with a range of light grey cabinets comprising a comprehensive range of base level cupboards and drawers with a further large triple white fronted larder cabinet, single and bifold doors. Surrounding white marbled quartz worktop surfaces and upstands and one full height unit. Inset white Villeroy & Boch ceramic sink unit with Quooker mixer tap. An excellent range of integrated appliances includes a fridge and separate freezer, a dishwasher, tumble dryer, washing machine. Fitted Smeg cooking range comprising a five ring electric induction hob with two ovens, a grill and warming drawer below and a large wall mounted Elica black vertically mounted filter hood above, pull-out storage bins, light herringbone wood effect block flooring, inset ceiling downlighters, large double glazed window overlooking the front garden.



**SITTING / DINING ROOM** A lovely 33' long room with double glazed bifold doors and fitted blinds, opening onto the gardens on either side, inset ceiling downlighter. Light wood effect herringbone block flooring, built-in fireplace with slate hearth on which stands a logburning stove. Two radiators.





**BEDROOM 1 – 11'9" x 11'9"** Double glazed doors open onto the rear garden and providing lovely views down the coast and across the sea, radiator, bespoke made range of fitted wardrobes. Door to:-

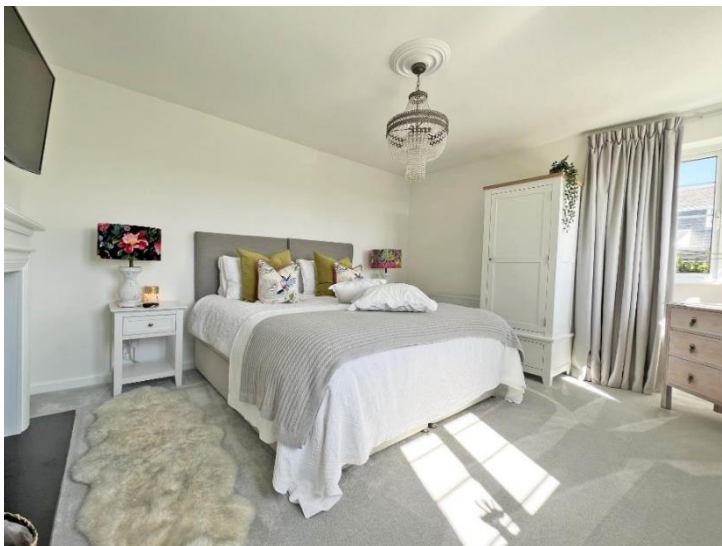
**EN-SUITE SHOWER ROOM** White suite comprising a fully tiled shower cubicle with fitted rain head shower and chromium fitments. A white Heritage sink unit on a vanity cabinet with cupboard beneath, low level wc, attractive half height tiled light grey walls, tessellated tiled flooring, opaque double glazed window, electric shaver point, extractor fan. Chromium ladder radiator/towel rail.



**BEDROOM 2 – 14'7" x 11'9" min.** A lovely light room with two large semi circular walk-in bay windows providing lovely views down towards Hemmick Beach, the coast and over open fields, two radiators.



**BEDROOM 3 – 14' x 11'8"** Walk-in semi circular bay with double glazed windows and a further double glazed window to one side providing lovely views over countryside. Fireplace with built-in woodburning stove and attractive white outer surround with slate hearth. Two radiators. TV aerial point.



**BEDROOM 4 – 11'7" x 11'5"** Double glazed window overlooking fields and the sea with far reaching views down the coast to the Lizard Peninsula, radiator, TV aerial point.

**BATHROOM** White suite comprising an oval, roll topped freestanding bath with chromium mixer tap and shower attachment. His and Hers white wash hand basins set on a vanity cabinet with cupboards beneath finished in light grey and with white marble effect





splashback. Fully tiled shower cubicle with fixed glazed screen, fitted shower with chromium fittings including a rain head. Low level wc, half height tiled walls and floor. Chromium ladder radiator/towel rail, extractor fan, inset ceiling downlighter, two wall light points, electric shaver point.

## OUTSIDE



The property is approached from the road through the hamlet via an asphalted driveway with high stone gate piers, between which are hung twin opening black panelled metal gates which open onto an asphalted driveway that provides a large parking and turning area in front of the property with room for numerous vehicles. Electric charging point for a car. On the left hand side of the parking area is an attractive natural stone wall with a black gate to match the entrance gates, opening onto a large area of lawn with cut granite terrace in one corner providing the perfect place for sitting enjoying the stunning sea views. Cut granite hit and miss steps provides a path from the terrace to a secondary door into the entrance hall. A sweeping lawn on the southern side of the property enjoys beautiful views of the sea and has mature boundaries of well planted flower and shrub beds with hedging providing a good screen. To the rear of the property is cut granite terracing along the back with attractive natural stone walling topped by flowerbeds providing lovely views out over fields to the rear. A pedestrian gate at the bottom of the garden exits via a hedged boundary onto the lane providing a short cut down to Hemmick Beach. External power points, with a door opening onto a plant room. Freestanding Worcester oil fired boiler, a range of fitted shelving, electric power and light points. The garden boundaries are a mixture of stone walling, fencing, hedging, walling, mature shrubs and trees. There are wall mounted downlighters to either

side of the bifold doors opening from the sitting/dining room onto the front garden. A concreted path runs along the right hand side of the property where the oil storage tank is concealed, there is also useful storage space in this area and a timber garden shed.

## **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** PL26 6LL.

**SERVICES** Mains water, mains electric, private drainage, oil fired central heating.

**COUNCIL TAX BAND** D (see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk)).

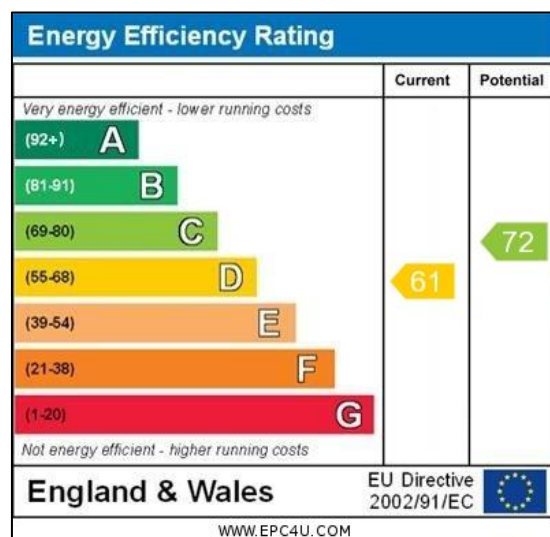
**DIRECTIONS** From Heligan Gardens follow the road towards Gorran Haven. Go through Gorran High Lanes and then on a sharp left corner, turn right towards Boswinger, proceed to a T-junction, turn right and follow this lane until you come to a turning on the left towards Hemmick. Turn left here into Boswinger, proceed down through the hamlet and before the right hand bend as you proceed down the road into the hamlet Pendonan will be found on the right hand side behind wooden entrance gates.

**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

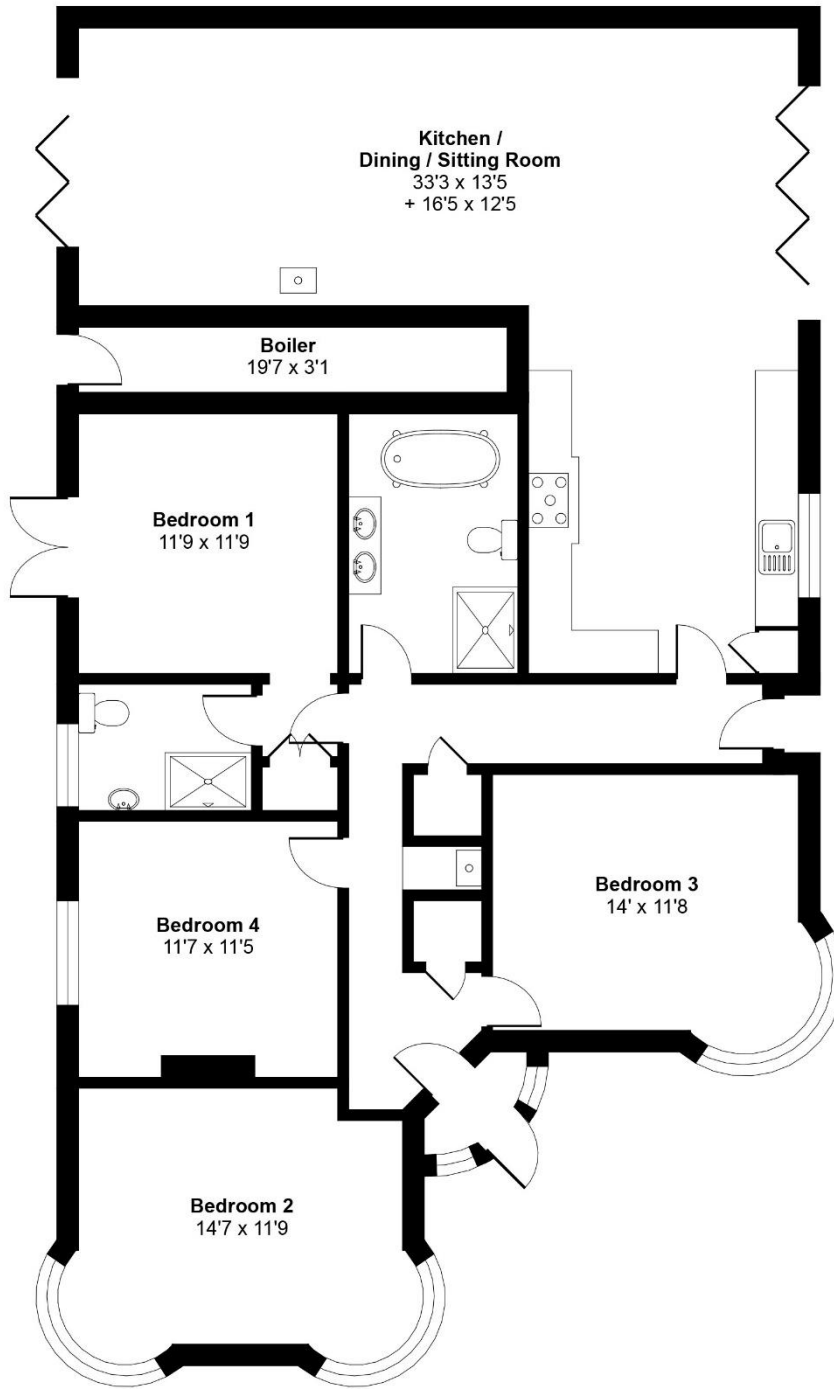


Not to scale – for identification purposes only.

# Pendonan, Boswinger, St. Austell

Approximate Area = 1698 sq ft / 157.7 sq m (excludes boiler)

For identification only - Not to scale



GROUND FLOOR



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2022. Produced for Lillcrap & Chilcott. REF: 879784



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