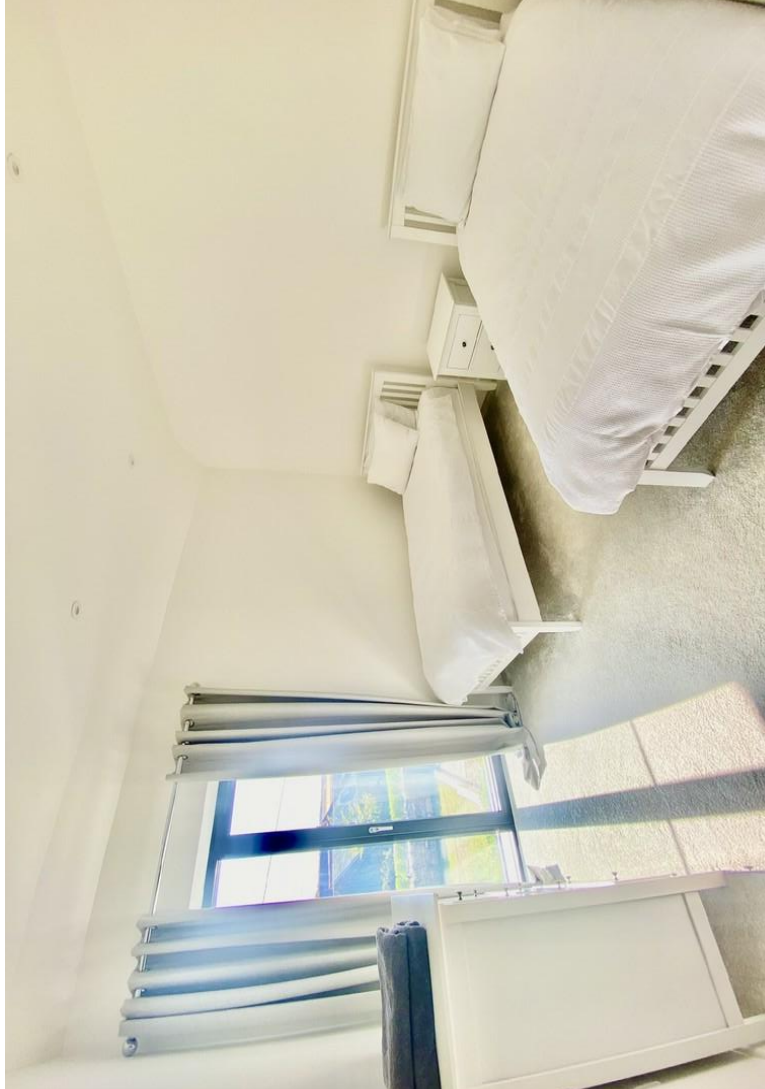


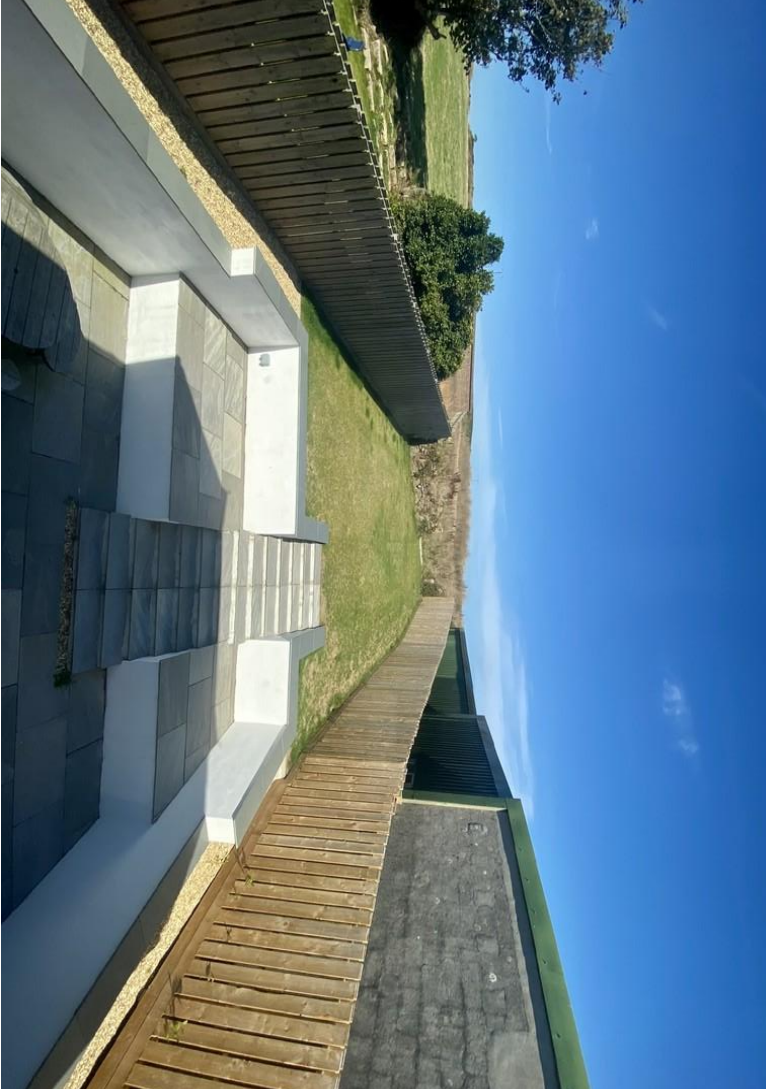
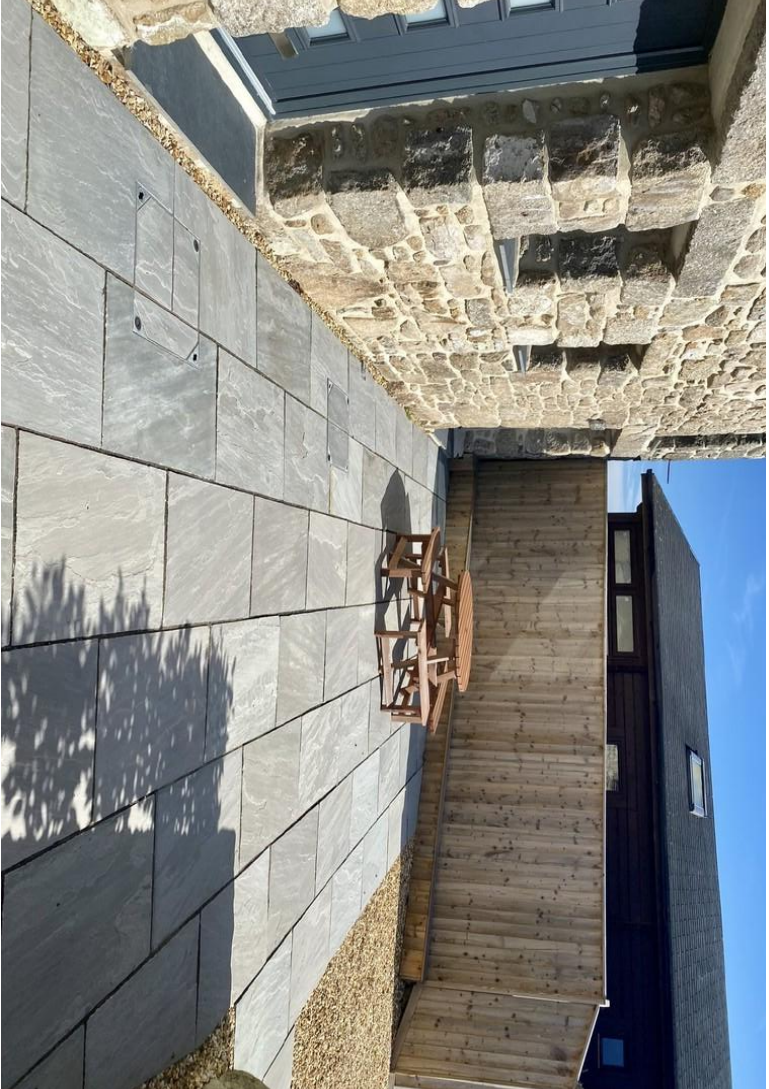


**Great Bosulow Barn, Newbridge,
Penzance, TR20 8NP**









GREAT BOSULLOW BARN, NEWBRIDGE, PENZANCE, TR20 8NP

ASKING PRICE £675,000 - FREEHOLD

A beautifully presented and superbly converted detached two storey granite barn situated in an idyllic Cornish hamlet within a 10 minute drive of Penzance and all its amenities.

- * KITCHEN / DINING ROOM * SITTING ROOM * GROUND FLOOR W.C. ***
- * FOUR DOUBLE BEDROOMS (TWO ENSUITE) * FAMILY BATHROOM ***
- * PARKING FOR THREE VEHICLES * GARDENS TO THE FRONT AND REAR ***
- * OUTBUILDINGS * NO ONWARD CHAIN ***
- * GREAT HOME OR INVESTMENT OPPORTUNITY ***
- * HOLIDAY LET POTENTIAL (£59K PER ANNUM) ***
- * COUNTRYSIDE PEACEFUL LOCATION * NEW BUILD WARRANTY ***
- * MODERN HIGH SPEC ***
- * OPEN FIELDS TO REAR INCLUDING OWN PRIVATE PADDOCK/WILD GARDEN ***
- * EPC = C * COUNCIL TAX BAND = E ***

Situated in the semi rural hamlet of Great Bosullow, this beautifully presented and sympathetically renovated four bedroom detached granite barn. The accommodation comprises of a dual aspect kitchen/dining room and sitting room on the ground floor. There are four double bedrooms, two of which are ensuite, and a family bathroom on the first floor. Parking to the front for approximately three vehicles leads to the garden which is partially laid to lawn, decking and patio with an additional piece of garden and two more parking spaces close to the property. To the rear there is a further area laid to patio with steps leading to the lawned rear garden which in turn leads to the enclosed paddock. The property is offered for sale with no onward chain, is fully double glazed and benefits from air source and underfloor heating.

FRONT DOOR INTO:

ENTRANCE HALL: Tiled flooring, door to storage cupboard, double glazed window to the front, underfloor heating. Door to:

SEPARATE W.C: Extractor fan, sink and cupboard, low level w.c.

KITCHEN / DINING ROOM: 27' 9" x 15' 3" (8.46m x 4.65m) Two double glazed windows and door to the front, frosted window to the side, further double glazed window, bifold doors opening onto paved terrace leading to the lawned garden, tiled flooring with underfloor heating, tv and bt point, beautiful bespoke designed and handmade fitted kitchen and island with seating for four, extensive range of wall mounted and base cupboards and drawers with work surfaces over, Belfast sink with mixer tap, induction hob with five rings and extractor hood over, integrated Neff oven, microwave and grill, fridge, freezer, dishwasher, double fridge and wine cooler. Door leading to:

UTILITY ROOM: 6' 8" x 6' 5" (2.03m x 1.96m) Half glazed door to rear, tiled flooring, space for washer/dryer, cupboard housing hot water tank and heating controls.

LOUNGE / SITTING ROOM: 18' 0" x 13' 9" (5.49m x 4.2m) Window to the front, doors onto front seating terrace, inset wood burner with slate hearth, inset heating, tv and bt points. Stairs to:

FIRST FLOOR:

HALF LANDING: Underfloor heating.

MAIN BEDROOM: 16' 7" x 14' 6" (5.08m x 4.42m) Double glazed door with side window and Juliet balcony enjoying rural views, tv and bt points, two Velux windows. Door to:

ENSUITE SHOWER ROOM: Double glazed window to the front with beautiful rural views over surrounding moors, tiled flooring, extractor fan, radiator, towel rail, walk in shower with screen and additional hand held attachment, w.c., sink with vanity wash hand basin.

BEDROOM TWO: 14' 5" x 12' 1" (4.4m x 3.7m) Double glazed window door with side window to Juliet balcony and outlook onto the terrace and garden over the paddock with rural glimpses, tv and telephone points. Door to:

ENSUITE: Tiled flooring, extractor fan, vertical radiator, towel rail, mirror with lighting, walk in shower cubicle with screen and additional hand held shower attachment, w.c., sink with drawer below.

BEDROOM THREE: 11' 3" x 10' 7" (3.45m x 3.25m) Double glazed door with side window to Juliet balcony with beautiful views of the moorland, tv and bt point.

BEDROOM FOUR: 12' 4" x 10' 7" (3.78m x 3.23m) Double glazed door and side window to Juliet balcony, tv and bt point.

FAMILY BATHROOM: Extractor fan, heated towel rail, mirror with lights, bath with Hans Grahe mixer tap and shower over, sink and w/c, tiled flooring, tiled walls to three sides.

OUTSIDE: Brick paved driveway with parking for approximately three vehicles leading to an enclosed front garden and terrace with raised decking. To the front of the property there is an additional piece of garden or island with an additional two parking spaces. Slate paved pathway enclosed by a traditional dry stone wall and fence boundary, paved terrace running the full length of the property. A pathway to the side leads to the rear garden with a slate paved terrace and raised area for sitting outside, power and water tap. Steps up to a lawned garden which leads to the fully enclosed paddock to the rear. To the front of the property there is a:

GRANITE OUTBUILDING: 11' 5" x 7' 6" (3.48m x 2.3m) Two doors to one side, one of which is for storage, the other housing the workings for the air source heat pump.

FURTHER OUTBUILDING: 16' 0" x 9' 3" (4.88m x 2.82m) Window to side.

TO VIEW: By prior appointment through Marshall's Estate Agents of Penzance (01736) 360203 or Marshall's of Mousehole (01736) 731199

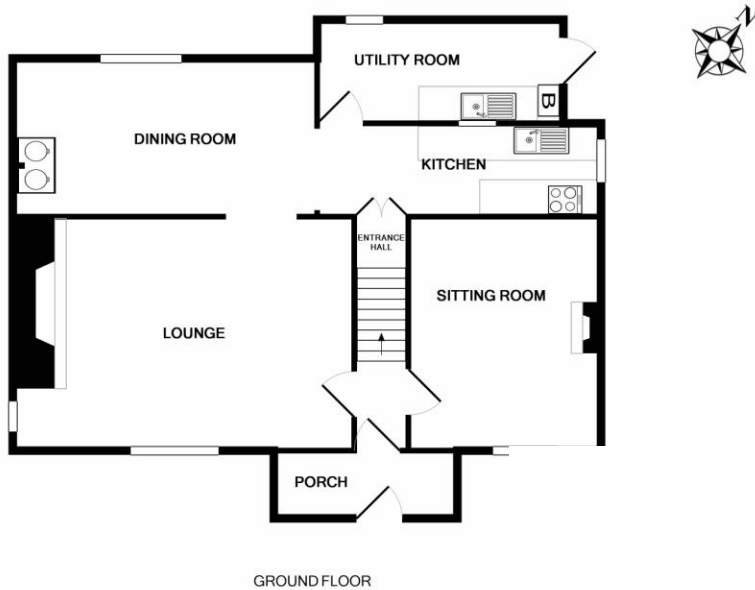
MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW
TEL (0300 1234171)

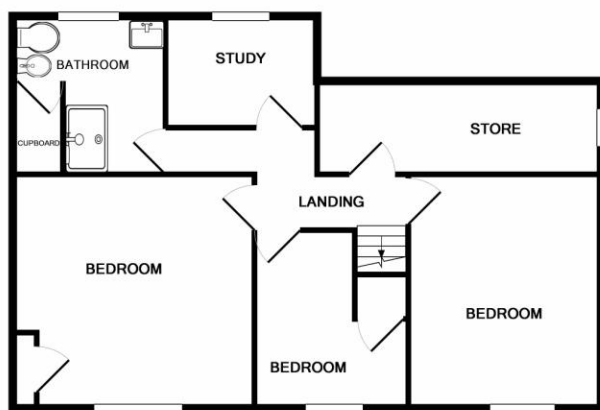
ANTIMONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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