

BOREA VEAN

Nancledra, Penzance, TR20 8LQ

Price: £800,000



A stunning four-bedroom detached country cottage set within beautifully maintained mature gardens, offering spacious and light-filled accommodation throughout. Lovingly cared for by the current owners, the property combines character and charm with quality modern comforts including a superb fitted kitchen, large sunroom, generous living room with log burner, LPG central heating, double garage and ample parking. The enchanting gardens feature patio seating areas, productive vegetable plots, meadow spaces and an impressive variety of mature and subtropical planting. A truly special home that must be viewed to be fully appreciated.





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THE PROPERTY

This stunningly beautiful chocolate box four-bedroom detached country cottage occupies a delightful position within exceptionally well-tended mature gardens and offers spacious, bright and versatile accommodation full of charm and character. Meticulously maintained by the present owners, the property provides a wonderful blend of traditional cottage features and modern practicality. The welcoming and generously proportioned living room enjoys an abundance of natural light, attractive window seats and a cosy log burner creating a warm and inviting atmosphere. The large sunroom provides an excellent additional reception space and opens directly onto the gardens, perfectly connecting indoor and outdoor living. The high-quality fitted kitchen is both stylish and functional, offering excellent storage and workspace for modern family life. LPG central heating serves the property throughout. To the first floor are four well-proportioned bedrooms and a family bathroom while the ground floor benefits from a separate shower room, adding flexibility and convenience. Externally, the gardens are a true feature of the property and have been thoughtfully

designed in a series of individual areas to suit a variety of lifestyles and interests. These include patio seating areas ideal for entertaining, extensive vegetable growing spaces, meadow areas and beautifully stocked borders filled with mature shrubs, established planting and even a selection of subtropical specimens. The property further benefits from a double garage and ample off-road parking. Offering space, character and beautifully curated grounds, this exceptional country cottage is a rare opportunity and must be viewed to be fully appreciated

LOCATION

Nestled within a sublime tree-lined and stream lined valley in the highly regarded parish of Nancledra, this wonderful home enjoys a peaceful and picturesque setting surrounded by mature countryside. The location offers the perfect balance of rural tranquillity and convenience, being approximately three miles from the coastal town of St Ives and four miles from Penzance, both offering an excellent range of shops, restaurants, galleries and transport links. An excellent local primary school is also within walking distance, making this an ideal setting for families

seeking country living with easy access to nearby amenities and the stunning Cornish coastline.

ACCOMMODATION

Entering into the impressive sunroom, you are immediately struck by the wonderful sense of space and natural light. Featuring engineered oak flooring and double French doors opening onto the side patio, this versatile reception area also benefits from an additional front access door and flows seamlessly into the principal living space.

The spacious living room is beautifully presented and full of character, with engineered oak flooring, an attractive log burner with TV recess, and two multi-pane sash windows with charming window seats overlooking the front gardens. Further features include two radiators, dado detailing and doors leading to the inner hallway and kitchen.

The kitchen is particularly well appointed and generously proportioned, fitted with an extensive range of quality eye and base level units complemented by ample worktop space. Integrated appliances include a five-ring gas hob with electric double oven / grill beneath, integrated fridge and ceramic one-and-a-quarter sink unit. A cupboard houses the boiler, while windows to both the front and side elevations, complete with window seats, provide excellent natural light. Character beamed ceilings complete the space.

To the rear, a useful pantry offers additional storage and space for a freezer, with a door leading into the ground floor shower room comprising a walk-in shower cubicle, close-coupled WC, wash hand basin with storage beneath and heated towel rail

Adjacent to the pantry is a practical cloaks and boot area with hanging space and a large understairs storage cupboard

The rear lobby/hallway is a more recent addition and creates a wonderfully light secondary entrance with double glazed doors opening onto a smaller rear patio, perfectly positioned as a sheltered suntrap. A tiled floor makes this an ideal entrance after countryside walks or gardening, while stairs rise to the first floor beneath a large Velux window flooding the space with natural light.

FIRST FLOOR

The first floor offers four bedrooms, providing flexible accommodation for family living, guest rooms or home working.

The bedroom positioned at the top of the stairs is currently utilised as a home office and enjoys beautiful countryside and field views through a bespoke double glazed window.

From the main landing there is a spacious double bedroom to one end with windows to the front and side elevations, a further bedroom positioned centrally, and the principal bedroom at the opposite end featuring two multi-pane windows with deep sills adding to the cottage charm.

The family bathroom comprises a panelled bath, close-coupled WC, wash hand basin with storage beneath, linen cupboard and heated towel rail. A striking stained glass feature window provides a unique focal point from the hallway





The gardens are a true highlight of the property and have been lovingly cultivated over many years. A generous driveway provides parking for several vehicles and leads to the double garage, arranged as two single garage spaces. The garage benefits from a recently replaced roof together with power and water connected. The gardens wrap around the property and offer a wonderful variety of spaces to enjoy. To the rear is an area of high grasses bordered by open fields, creating a peaceful and natural setting. To one side of the cottage is a lawn and patio garden currently utilised as a practical drying area. To the front, enclosed by traditional stone hedging, is an attractive patio seating area leading onto the main front terrace, ideal for outdoor entertaining and relaxation. The mature gardens are richly stocked with an impressive variety of established plants and shrubs, many thriving thanks to the property's sheltered valley position. Further lawned gardens and a timber seating area lead onto a substantial garden/meadow space currently used for productive vegetable growing. In addition, a larger adjoining meadow area will be available by separate negotiation, extending the total grounds to approximately one acre.

MATERIAL INFORMATION

Verified Material Information

Costs and tenure

Tenure: Freehold

Council tax band: E

EPC rating: F

Services

Mains electricity

Mains water

Foul drainage: Other

Mains surface water drainage

LPG central heating

Heating features: Wood burner

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 poor, Vodafone ok, Three poor, EE good

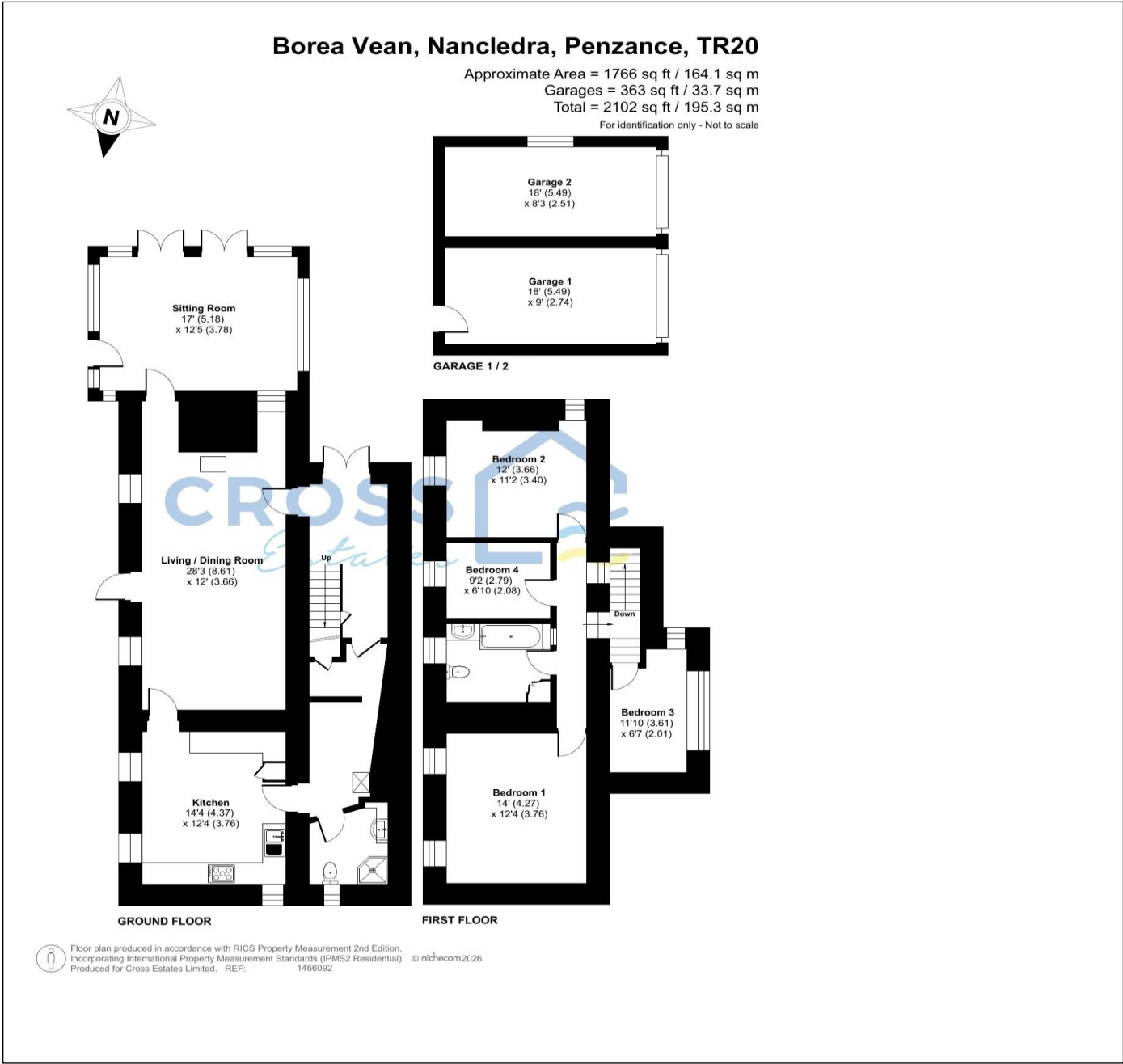
Parking: Garage, Driveway, Off Street, and On Street

Risks and restrictions

Not a listed building



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