



Boscrege Villa



Boscrege Villa

Ashton, Helston, Cornwall, TR13 9TG

An attractive family home with beautiful gardens in a truly idyllic spot, with two successful holiday lets, workshops and parking.

- Rural Setting
- 4 Bed Main House
- Income Potential
- Master En-suite
- 2 Additional units
- Mature and Private Gardens
- Countryside Views
- Outbuildings

Guide Price £875,000

SITUATION

Boscrege is a secluded rural retreat close to West Cornwall's finest beaches and coves. Located on the fringes of the National Trust's Godolphin Estate and near the coastal village of Praa Sands. Situated at the end of a no through road, Boscrege Villa is uniquely positioned between the ruggedness of the North Cornish coast with the miles of golden sands of St Ives Bay and the more tranquil South Coast with quieter beaches and hidden coves. Both the Lizard and Lands End Peninsulas are as equally accessible.

Porthleven is to the south, and is renowned for its attractive harbour, nestled around which there are a plethora of restaurants, inns and cafes.

All of these are supplemented further by the town of Helston about 6 miles to the south east where there is primary schooling, secondary schooling, shops, supermarkets, and more.

DESCRIPTION

Boscrege Villa is an attractive and characterful family home with two additional successful holiday lets set in extensive mature gardens of around 0.6 acre in the idyllic hamlet of Boscrege.

Beautifully presented throughout, the main residence is approached into a recently added extension incorporating a large triple aspect modern kitchen with wooden base level units and large central island.



Leading from the kitchen and into the original cottage is dining room with whitewashed walls and slate flagstone flooring and a sitting room with inglenook fire, widows seats and exposed beamed ceiling. On the remainder of the ground floor can be found an additional bedroom / reception room with WC and side entrance.

On the first floor there are three characterful bedrooms, a triple aspect master bedroom with en-suite and large family bathroom.

THE LONGHOUSE

The Longhouse is a characterful detached converted barn which has been sympathetically modernised for practicality, whilst retaining a wealth of original features.

The property comprises of a modern kitchen, leading to a sitting room with vaulted ceilings and large double bedroom and en-suite shower room. Outside the Longhouse has a private courtyard with large extensive lawn, further vegetable garden and small orchard.

THE LODGE

A well converted former garage to the main house, now offering a modern and well appointed two bedroom holiday let, with double bedroom, family bathroom, further single bedroom and open plan living kitchen / sitting room. French doors from the sitting room lead to a private courtyard and follow onto a private lawn.

OUTSIDE

Boscerege Villa has a well stocked mature garden with a wide variety of trees, shrubs, small orchards, vegetable patch, greenhouse, seating areas and lawned areas enjoying countryside views with a high degree of privacy.

The property offers parking for 4-5 cars.

WORKSHOP & OUTBUILDINGS

A large outbuilding has been split in to three sections . A spacious workshop with power that could become an ideal home office, laundry/utility room currently used to for the holiday lets laundry that could offer a multitude of uses, and a traditional shed/woodstore.

DIRECTIONS

While on the A394 (Helston to Penzance Road) as you approach the village of Ashton, take the turning toward Godolphin Cross signed posted as Higher Lane. Follow this for 1.5 miles until you reach Boscrege Caravan Park - turn left onto a no through road. Follow on until you reach Boscrege Villa.

VIEWINGS

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

SERVICES

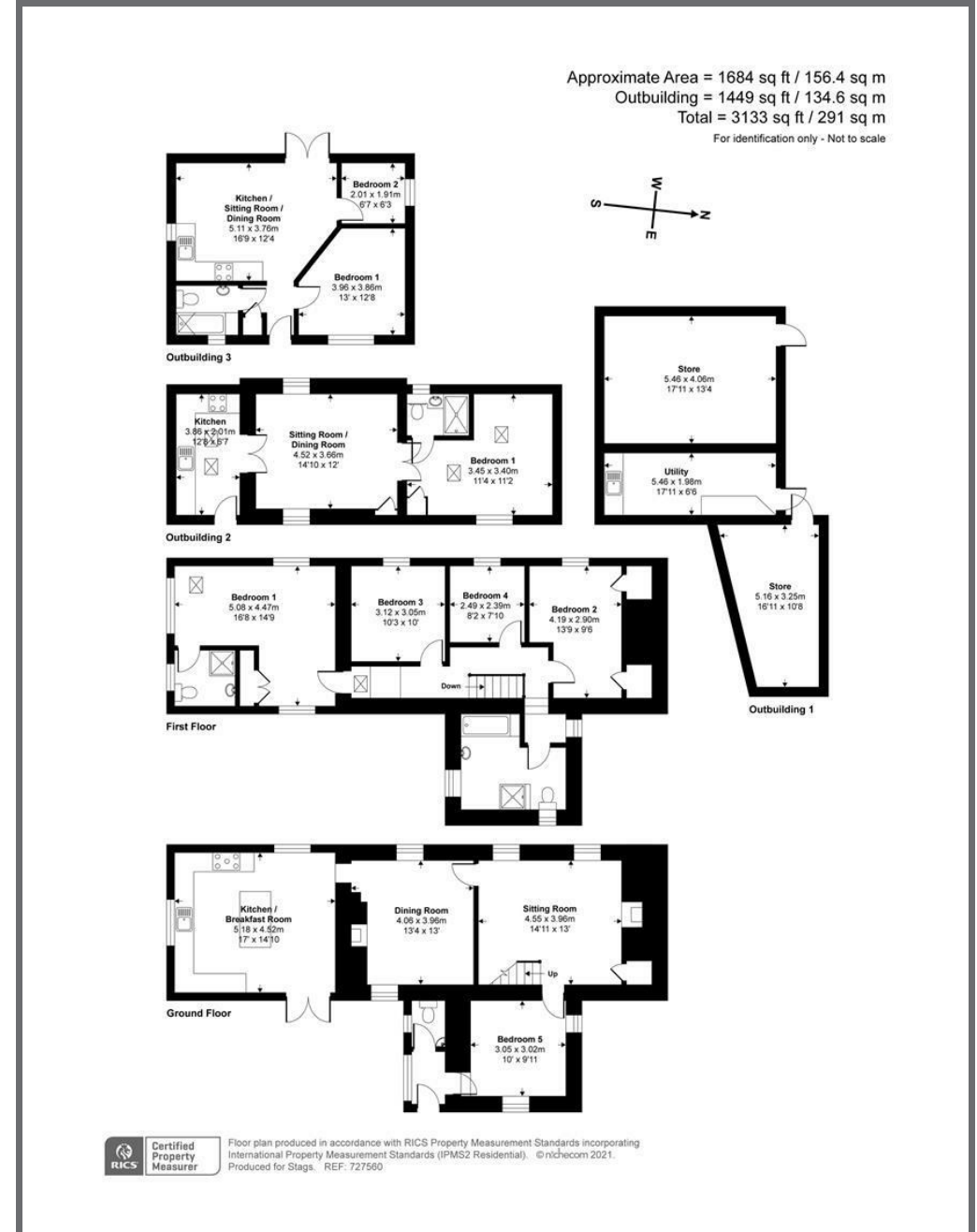
Boscerege Villa - Mains Electric, Mains water, Private Drainage, Oil fired Central Heating

The Long House - Mains Electric, Mains water, Private Drainage, Electric Heating

The Lodge - Mains Electric, Mains water, Private Drainage, Oil fired Central Heating



These particulars are a guide only and should not be relied upon for any purpose.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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