



Bospebo Cottage



# Bospebo Cottage

Nancemellin, Nr Camborne, TR14 0DW

Hayle 7 miles - Truro 17 miles - A30 1.5 miles

A wonderful three bedroom character cottage located in an idyllic hamlet position.

- Traditional Cornish Cottage
- Newly Installed Upstairs Bathroom
- Two Bathrooms
- Freehold
- Three Bedrooms
- Lounge/ Diner
- Idyllic Hamlet Location
- Council Tax band C

Offers In Excess Of £499,950

## DESCRIPTION

Stags are delighted to offer to the open market this characterful, former millers cottage believed to date back to the mid 19th Century nestled into the rural hillside enjoying far reaching and expansive views across the valley. This wonderfully classic, detached three bedroom Victorian property has undergone significant and sympathetic renovation works by the current vendor to include the recent addition of owned solar panels, central heating system via an air source heat pump, installation of an upstairs bathroom and re-wire. Also being a property of vernacular architecture and construction, Bospebo Cottage has cob and stone walls under a natural slate roof and has additionally undergone extensive re-rendering internally and externally using the traditional method of lime render.

In brief, the accommodation comprises; entrance vestibule, open lounge/diner, downstairs shower room/ wc, kitchen with stairs rising from the kitchen, landing, three bedrooms and a newly fitted family sized bathroom. sympathetic renovation works by the current vendor to include the recent addition of owned solar panels, central heating system via an air source heat pump, installation of an upstairs bathroom and re-wire. Also being a property of vernacular architecture and construction, Bospebo Cottage has cob and stone walls under a natural slate roof and has additionally undergone extensive re-rendering internally and externally using the traditional method of lime render.



## SITUATION

Bospebo Cottage is situated in a lovely and most majestic position, considered 'well off the beaten track' in a hamlet setting at the end of a country lane which not only offers privacy but also a hard to find, unspoilt valley location fringing Red River Valley Nature Reserve. Disconcerting buyers seeking peace and tranquillity will fully understand the magical position.

Despite being in such a wonderful position, accessibility is excellent with access to the A30 being approximately one and a half miles and being approximately two miles from the extensive golden sandy beaches of Gwithian, Godrevy and Hayle. A delightful walk along local footpaths is available for keen walkers and these beaches are also very popular with surfers and bathers alike. The ever popular, harbour town of St Ives is some ten miles distance and the main line railway link to London Paddington is available at Camborne which is around three miles.

## OUTSIDE

The property boasts well established gardens including a lawned area bordered by Cornish hedge and a rockery, with granite steps leading to a slabbed patio seating area enjoying a stunning vista, bordered by flower beds which burst into colour with native fauna and flora through the summer months. To the top of the plot is an elevated patio seating area enjoying some of the finest views, the boundaries are well enclosed and suitable for pets and there is foot access around the perimeter of the property. The property has off road parking for one car.

The property orientation sides onto the lane to take full advantage of the southerly aspect to the front elevation whilst to the rear is a paved parking area accessed off the lane.

## VIEWINGS

Strictly and only by prior appointment via Stags' Truro office.

## SERVICES

Mains water supply and electricity connected. Electric heating via air source heat pump, Private drainage via septic tank. Upvc double-glazing. Broadband: Standard available at 7 Mbps (Ofcom), Starlink available with download speed of 208 Mbps and upload speed 37 Mbps. Mobile phone: Vodafone is likely (Ofcom).

## DIRECTIONS

Proceeding Westbound along the A30 past Redruth and Poole. Passing Camborne, exit at Polstrong taking Roseworthy Hill and turning right under the A30 heading towards the village of Keheland but don't turn off to the village, proceed along the lane heading towards Nancemellin where the cottage can be found on the left hand side. Sat Nav postcode; TR14 0DW.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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		
EU Directive 2002/91/EC		

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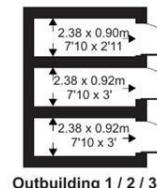
Approximate Area = 1114 sq ft / 103.4 sq m

Outbuilding = 69 sq ft / 6.4 sq m

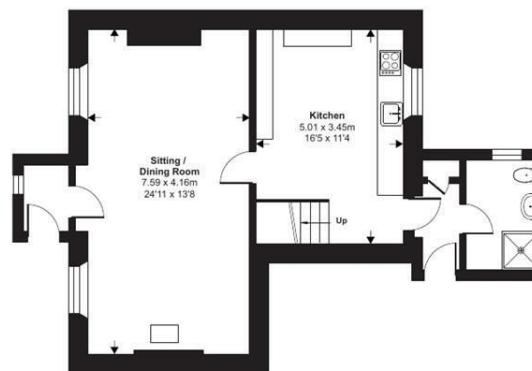
Total = 1183 sq ft / 109.9 sq m

For identification only - Not to scale

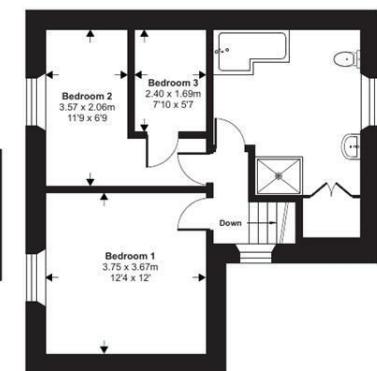
N  
W E  
S



Outbuilding 1 / 2 / 3



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
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