



Boswin

ROSKROW • PENRYN • NEAR FALMOUTH • TR10 9AW





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University Campus – .5 m. Penryn – 1 m. Falmouth – 3 m. Mylor Harbour – 4 m.
Maenporth Beach – 5 m. Truro city – 7 m. (distances are approximate)

A substantial, detached, modern ‘country house’, originating c. 1921, remodelled, dramatically extended and fully reappointed in 2014, now providing exceptionally spacious, superbly appointed and highly versatile accommodation, set within glorious, gated, gardens and grounds of 2.15 acres, enjoying panoramic views to Falmouth Harbour, the Carrick Roads and miles of surrounding countryside.

Conveniently situated for the coast and surrounding towns

Expansive 5/6 bedroom, 5 bath/shower room accommodation

Detached pool/games/party room

1 bedroom annexe plus large detached garage/workshop

Beautifully stocked, landscaped gardens, including highly productive kitchen garden

A magnificent, individual family home, meticulously presented throughout

Freehold ▪ EPC Energy Rating C





The Property

Understood to have been constructed circa 1921, 'Boswin' has been the subject, since 2014, of a massive, comprehensive, no expense spared programme of extension and improvement works to create what is, undoubtedly, one of the area's finest individual homes.

'State of the art' fittings are included throughout with electric vehicle charging point, biomass heating to the main house, supplemented by solar panning, and air source heating for the annexe. All main reception rooms open directly onto extensive, wrap-around terracing, with most bedrooms also enjoying the magnificent, panoramic, far-reaching views, 3 of which open directly onto a glass-fronted balcony.

A detached annexe benefits from its own independent access with supplementary parking area and is ideal for those with a dependent relative and visiting friends etc. The leisure room features a heated 'resistance' pool with space for gym equipment etc, and the large, detached double garage/workshop, built of cavity block construction, provides great scope for further uses, subject to all necessary consents. Extensive parking is provided for many vehicles, ideal therefore for those with caravans and boats etc.









Annexe



Annexe







The Gardens and Grounds

These, quite frankly, are outstanding!, extending to 2.15 acres, the owners, as with the house, having undertaken all works regardless of cost.

A gated entrance opens onto a circular gravelled driveway which provides direct, easy and level access to the accommodation and garaging. Beautifully stocked borders contain a mass of flowering shrubs and specimen trees including rhododendrons, azaleas, camellias, hydrangeas and acers etc. Sweeping and beautifully kept lawns gently slope to the front boundary, and an extensive limestone wrap-around terrace is ideal for entertaining, with doors opening from all main reception rooms. The kitchen garden contains a polytunnel, fruit bushes, raised planters, and an orchard, with a mass of produce including potatoes, onions and all manner of other vegetables, melons, tomatoes and an abundance of other fruits - perfect for those seeking a high degree of organic self-sufficiency.



General Information

SERVICES

Mains electricity and water are connected to the property. Private septic tank drainage. Biomass heating to the main accommodation – underfloor to the ground floor. Air source heat pump for the annexe, pool and laundry. Supplementary solar panelling. Bottled Propane gas to the kitchens in the main house and annexe.

COUNCIL TAX

Band F - Cornwall Council.

TENURE

Freehold.

POSSESSION

Immediate vacant possession upon completion of the purchase.

VIEWING

Strictly and only by prior telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

DIRECTIONAL NOTE

From the direction of Truro, continue on the A39 to Falmouth. At Treluswell Roundabout, continue straight across following the signs to Falmouth. Within .5 of a mile, you will pass the turning to Roskrow on the right-hand side, after which the entrance to 'Boswin' will be found, also on the right-hand side, within approximately 250 metres.



Boswin

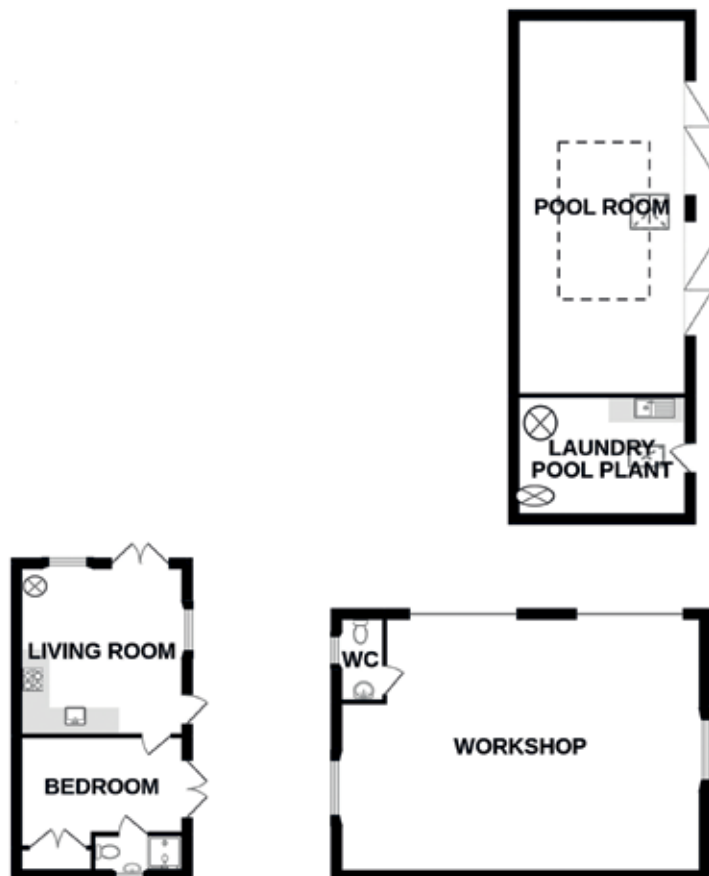
Approx. Gross Internal Area

Ground Floor: 3849 sq ft / 357.6 sq m

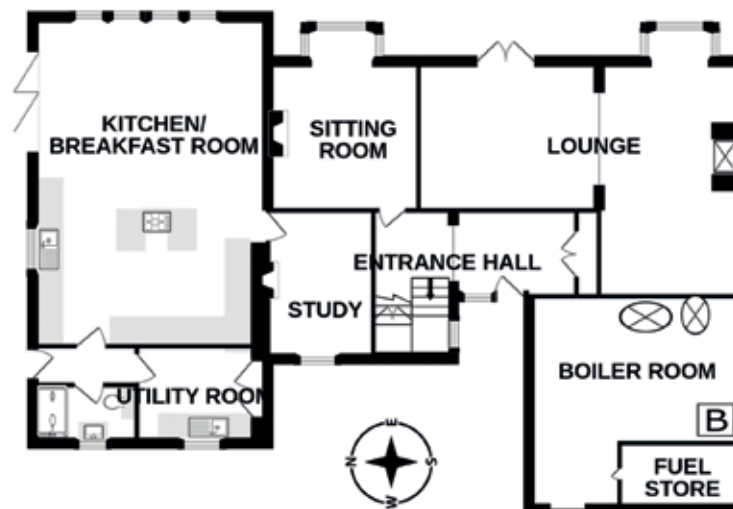
First Floor: 2218 sq ft / 206.1 sq m

Total Approx. Area: 6068 sq ft / 563.7 sq m

For identification only. Not to scale.



GROUND FLOOR
357.6 sq.m. (3849 sq.ft.) approx.



1ST FLOOR
206.1 sq.m. (2218 sq.ft.) approx.

