



Mulberry Barn



Mulberry Barn

Penzance, TR20 8NP

St Just 3 miles, Penzance 4 miles, St Ives 10 miles

A beautifully presented two-bedroom single-storey barn conversion, impeccably finished to a high standard throughout and offering a lawned garden together with private off-road parking.

- NO ONWARD CHAIN
- 2 Bedroom
- 2 Bathroom
- Converted Barn
- Single Story
- Parking
- Garden
- Open Plan
- Freehold
- Council Tax Band C

Guide Price £395,000

SITUATION

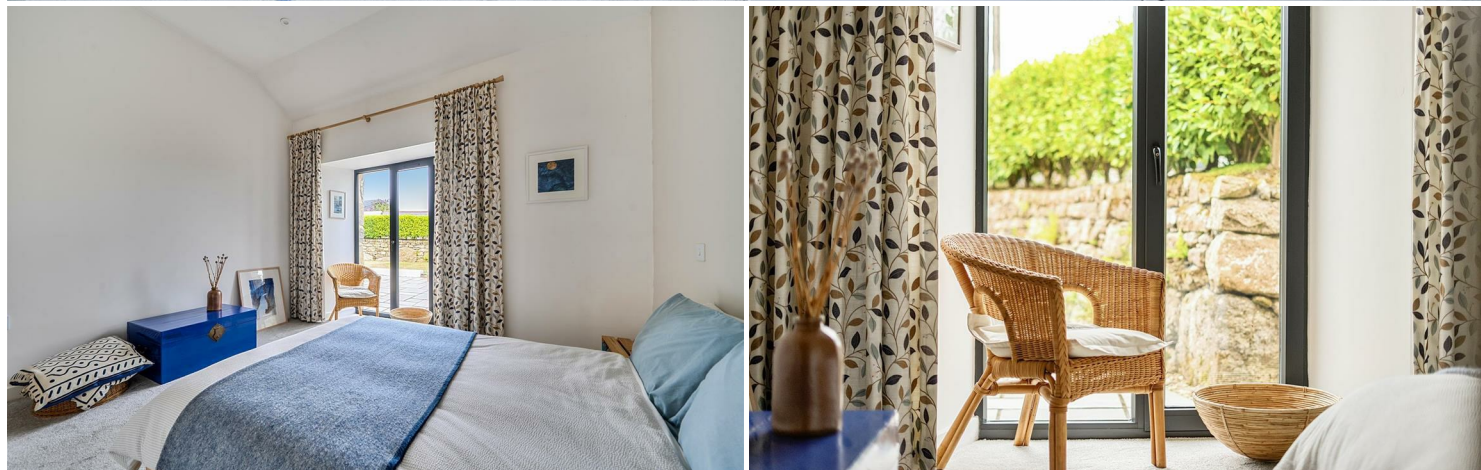
Set amidst the wild beauty of West Cornwall's Penwith Peninsula, Mulberry Barn is located in the peaceful hamlet of Great Bosulow – a place steeped in history and surrounded by ancient landscapes.

This remarkable area is rich in archaeological interest, with nearby Iron Age villages, traditional roundhouses, and iconic standing stones such as the mysterious Men-an-Tol and the majestic Lanyon Quoit. For those with a love of heritage and the natural world, this is a truly inspiring setting.

Positioned within an Area of Outstanding Natural Beauty and part of an internationally recognised Dark Sky Landscape, the cottage enjoys uninterrupted rural tranquillity and access to far-reaching views, and starlit skies that are second to none. It offers a rare opportunity to embrace the peaceful rhythms of countryside living while being immersed in one of Cornwall's most unspoilt and atmospheric locations.

Essential amenities are within easy reach, with the nearest village store located in Pendeen, approximately 3 miles away. The larger town of Penzance, offering a wide range of shops, services, and transport links, is just 4 miles in the opposite direction.

Whether you're seeking a peaceful retreat, a base for exploring the Cornish coast and countryside, or a connection to the area's rich cultural past, Mulberry Barn offers a lifestyle that's both grounding and inspiring.



THE PROPERTY

Occupying a truly idyllic position within a peaceful rural hamlet, surrounded by miles of unspoilt Cornish countryside, this exceptional single-storey barn conversion offers the perfect balance of contemporary luxury and timeless character. Beautifully combining traditional features with a refined minimalist aesthetic, the property has been thoughtfully and sympathetically renovated to create a stylish home, equally suited as a permanent residence, holiday retreat or lock-up-and-leave escape.

Designed with modern living in mind, the light-filled accommodation centres around a superb open-plan kitchen, dining and living space, where vaulted ceilings and character features blend effortlessly with clean architectural lines and high-quality finishes. The bespoke handmade kitchen is fitted with elegant quartz worktops, integrated appliances and excellent storage, creating a sophisticated yet practical heart of the home, ideal for both everyday living and entertaining.

Every detail has been carefully considered throughout the renovation, with underfloor heating extending across the entire property, powered by an airsource heat pump. The beautifully appointed bathrooms reflect the same under-stated, contemporary style found throughout the home. The calming interior palette and minimalist design create a wonderful sense of tranquillity, making the property feel like a true countryside retreat from the moment you step inside.

The accommodation comprises a spacious principal bedroom with a luxurious en-suite shower room, a further generous double bedroom and a stylish family bathroom. A practical utility room complements the living accommodation, whilst externally the property benefits from private parking together with an attractive front courtyard, providing an ideal space to relax and enjoy the peaceful surroundings.

OUTSIDE

To the front of the property is a private parking area providing off-road parking. The barn also benefits from an attractive south-east facing courtyard garden, thoughtfully designed to offer a low-maintenance outdoor space that perfectly complements the property's contemporary aesthetic. Enjoying a sunny aspect, it provides an ideal setting for al fresco dining, morning coffee or simply relaxing in the peaceful surroundings, making it a wonderful extension of the living accommodation, in addition, at the back of the property is a large Asgard Storage container for Garden Equipment etc.

SERVICES

Mains Water and Electricity.

Private Drainage - Shared Private Sewerage System- Installed in 2020.

Superfast Broadband Available - Ofcom

VIEWING

Strictly and only by prior appointment with Stags' West Cornwall on 01736 223222

DIRECTIONS

From Penzance take the A30 by-pass towards St Just and Lands End. At the second roundabout, turn right towards Hearmoor and Madron. Drive through the two villages and from Madron continue on the same road for about 3.5 miles. Shortly after the sign for Men-an-Tol take the left hand turn signed Great Bosulow. After around a mile take the first left hand turn toward Great Bosulow. Upon entering the hamlet Mulberry Barn will be evident on your left-hand side

What3words ///short.inhales.revealing



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		99
(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

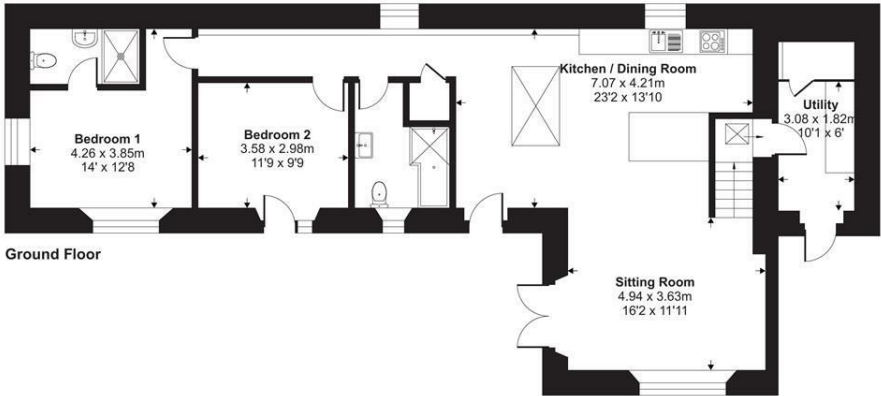
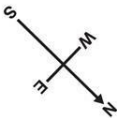
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Approximate Area = 1086 sq ft / 100.8 sq m

For identification only - Not to scale



Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1493166