

Boswidden Farm

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5 Fore Street, Penponds, camborne, Cornwall,

Town Centre 1.1Mile - A30 1 Mile

A charming country residence set within approximately 4.5 acres of gardens, grounds and pasture, offering a lifestyle opportunity in a beautiful rural setting.

- NO ONWARD CHAIN
- Circa 4.7 Acres
- Stables
- Off Street Parking
- Freehold
- 4 Bedrooms
- Gardens
- Workshops
- Outbuildings
- Council Tax Band D

Guide Price £545,000

SITUATION

Situated in the heart of the ever-popular village of Penponds, the property enjoys a convenient yet peaceful setting within one of West Cornwall's most historic communities. Steeped in mining heritage, the village is perhaps best known as the childhood home of the pioneering engineer and inventor Richard Trevithick, whose innovations helped shape the Industrial Revolution. Today, Penponds retains a strong sense of community and village character whilst benefiting from excellent access to the surrounding towns and countryside.

The Cathedral City of Truro, Cornwall's administrative and commercial centre, lies approximately 16 miles to the east and offers an extensive range of shopping, dining, cultural and educational facilities. For those wishing to travel further afield, Camborne railway station provides regular mainline services to London Paddington, whilst the A30 offers excellent road connections throughout Cornwall and beyond.

THE PROPERTY

Boswidden Farm is an appealing detached country residence, created through the sympathetic conversion and amalgamation of three former cottages into a substantial family home. Rich in character and history, the property retains a wealth of traditional features, including exposed beam ceilings, granite fireplaces and solid pine internal doors, whilst benefiting from the comfort and practicality of oil-fired central heating and PVCu double glazing throughout.

The accommodation is both spacious and versatile, offering a layout well suited to modern family living. At ground floor level, the property provides a welcoming kitchen, two generous reception rooms, a useful utility room and two shower rooms, creating flexible living arrangements with potential for multi-generational occupation. To the first floor are four well-proportioned double bedrooms together with a family bathroom.







One of the property's notable attributes is its adaptability. The existing configuration offers scope for the creation of a self-contained annexe, subject to any necessary planning permissions and building regulation approvals, making it an attractive prospect for those seeking accommodation for dependent relatives, guests or potential ancillary income opportunities.

Further potential exists to enhance and enlarge the accommodation. Previous planning consent was granted for the construction of a first-floor extension above the utility room to create an additional room, although this consent has since lapsed. Nevertheless, it demonstrates the property's capacity for future development, subject to obtaining the appropriate consents.

OUTBUILDINGS

Positioned to the front of the house is a useful range of traditional and agricultural outbuildings, offering considerable versatility for a variety of uses. These include a former piggery of concrete block construction beneath a corrugated roof, currently arranged to provide a garden store, former feed storage area and a number of individual pens. Adjoining this building are open-fronted storage areas, suitable for the housing of machinery, equipment, livestock requirements or general storage purposes. A substantial stable block provides excellent equestrian facilities and comprises four loose boxes together with a feed and tack room. Above is a useful hay loft, providing additional storage capacity.

Situated within the adjoining pasture and approached via a charming tree-lined track bordered by traditional Cornish hedging are two further agricultural buildings. Although currently in need of renovation or replacement, they offer scope for a variety of agricultural, equestrian or amenity uses. These comprise an open-fronted hay store and a separate timber stable building arranged as individual stalls with a covered apron to the front.

THE LAND

The land forms an attractive and useful block of pasture, divided into three level field enclosures and well suited to a variety of agricultural, equestrian and amenity uses. Predominantly bounded by traditional Cornish hedges, comprising stone-faced earth banks, the fields possess a distinctive character and provide a natural framework to the surrounding landscape.

The gently level nature of the land enhances its practicality and accessibility, whilst the established boundaries contribute to both privacy and shelter. The holding enjoys a pleasant rural outlook, bordered by open farmland to the south, with the mainline railway connecting Penzance and London Paddington forming the northern boundary.

SERVICES

AWAITING Sellers Q

VIEWINGS

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

DIRECTIONS

From the A30 at Camborne West, shortly after passing the Premier Inn on your left-hand side, take the turning right, signposted for Penponds. Proceed into the village and, upon reaching Penponds, turn left onto Fore Street.

Continue along Fore Street, where Boswidden Farm will be found towards the end of the road on the right-hand side, just before the railway bridge.
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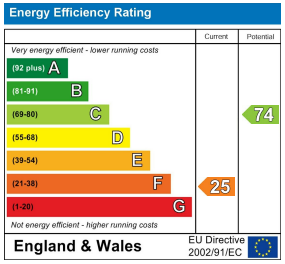






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