



Boswidden Farm,
5 Fore Street, Penponds

LODGE & THOMAS
ESTABLISHED 1892

Boswidden Farm, 5 Fore Street,
Penponds, Camborne, Cornwall TR14 0QF

Guide Price - £537,000 Freehold

- Conveniently located smallholding
- Detached 4 bedroom character cottage
- Potential for dual family accommodation
- 4.4 acres of land in three enclosures
- No forward chain

An attractive detached four double bedroom cottage retaining many character features, with a versatile range of outbuildings, complemented with gardens, grounds and pasture land extending in all to approximately 4.75 acres.

**CAMBORNE 1½ MILES * GWITHIAN 5 MILES * PORTREATH 6 MILES
HAYLE 6 MILES * PENZANCE 14 MILES * TRURO 15 MILES
All distances approx**



The Property

Boswidden Farm comprises a detached, traditionally constructed house, which was formerly a terrace of three cottages and has been converted into a single dwelling providing spacious family accommodation with many character features inc. beam ceilings, granite fireplaces and pine doors, with the benefit of oil fired central heating and PVCu double glazing.

The accommodation comprises; kitchen, two reception rooms, useful utility room, two shower rooms on the ground floor and at first floor level four double bedrooms and a family bathroom. The property benefits from oil fired central heating and PVCu double glazing

The accommodation lends itself to be re-configured to provide a self-contained annexe if required, subject to planning/building regulations. Planning consent was obtained previously (now lapsed) to provide a first floor extension over the utility room to provide an additional room. The property is approached from the Council maintained road onto a shared gated driveway with permitted rights to park vehicles.

The gardens are principally laid to lawn with a scattering of mature plants, shrubs and semi tropical plants. The lower gardens have paths running through and are relatively level. Located within the garden area is outside toilet with a high flush system, a garden store and a sun room (4.45m x 2.63m) with dwarf walls, PVCu double glazed windows under a polycarbonate roof with a tiled floor, electric points and views over the lower garden.

The upper garden, accessed via steps to the side of the house and the piggery, provides a level lawn area with shrubs and trees and a pedestrian gate leads into the paddocks.





Outbuildings

The property is approached via a shared gated entrance, with permitted parking for vehicles to the side of the lower garden. Vehicular access, via galvanized gate, to the outbuildings and land beyond. From the parking area a pedestrian path leads to the house and gardens.

The principal buildings lie to the front of the house and comprise: **Former Piggery** (13.66m x 3.44m) of concrete block elevations under a corrugated iron sheeted roof, divided into a **Garden Store**, former **Feed Bin Area** and individual **Pens**. Door to rear, leading to **Open Fronted Store** (4.82m (average) x 3.41m), concrete block wall to two sides, corrugated roof with adjoining open fronted Implement **Store** (3.94m x 3.30m) concrete block and stone elevations under a corrugated roof.

Stable Block (13.14 m x 4.67m) concrete block construction under a corrugated roof and divided into four internal stables with feed and tack room to side and a **Hay Loft** (4.67 m x 2.50m over)

Within the adjoining field enclosure and accessed via a Cornish hedge and tree lined track are two further buildings (in a poor state of repair) open fronted **Hay Store** (9.00m x 4.50m) of pole frame construction with timber cladding to rear and sides under a corrugated roof, and timber **Stable Block** divided into three 3.5m x 3.5m stalls with concrete floors and a corrugated Onduline roof with covered 3.4m deep concrete apron to the front.

The Land

The land is laid to pasture and extends to 4.44 acres or thereabouts. The land comprises three level field enclosures with the majority of the boundaries being traditional Cornish hedge stone and earth banks. The land is bordered on its northern boundary by the main line railway, Penzance to London Paddington line, and farmland to the south.



EPC F Council Tax Band D

Services

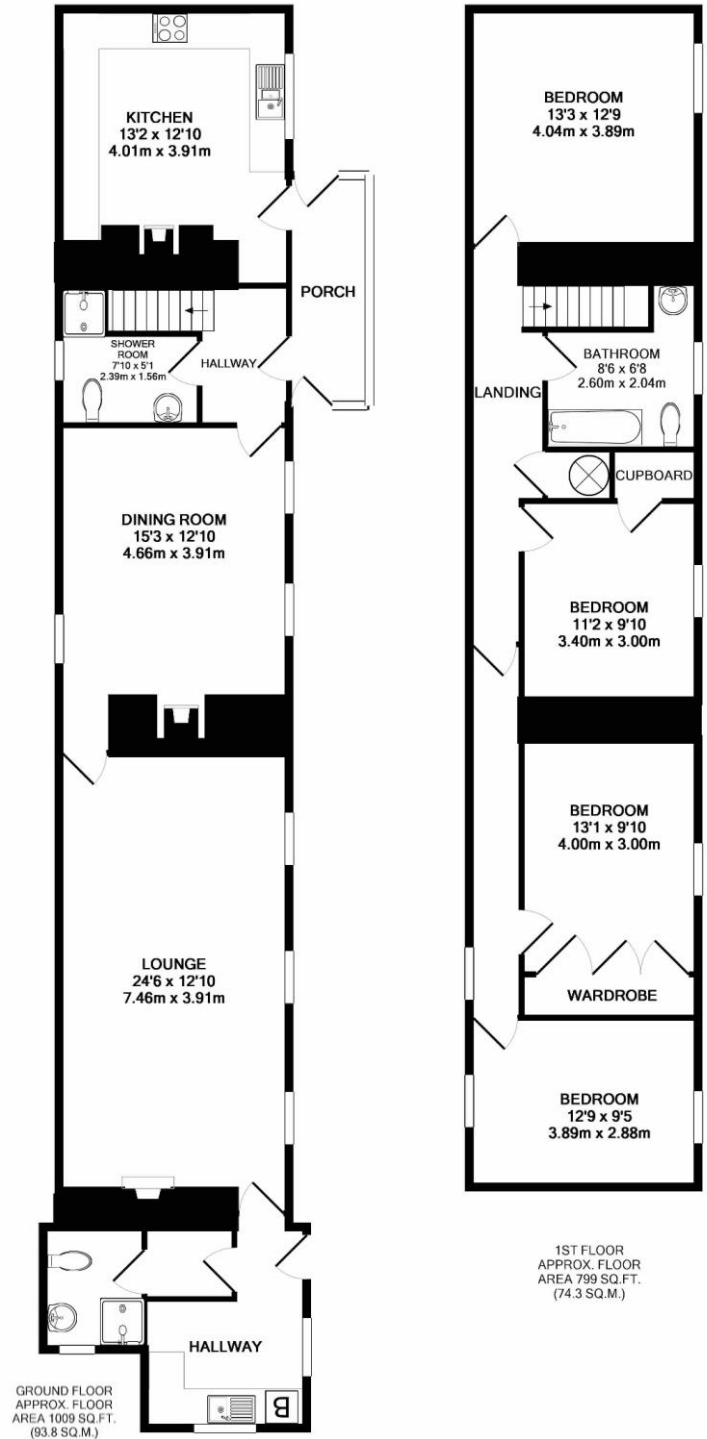
Mains electricity, water and drainage are connected. BT phoneline (subject to charges). None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way

The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

Particulars & Plan

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.



Location

Boswidden Farm is situated at Penponds, a sought after village to the west of Camborne. This semi-rural village boasts a highly regarded primary school and a place of worship. Camborne, the nearest main business district, provides a wide variety of services and facilities for everyday requirements, and the City of Truro, the administration centre for Cornwall, is approximately 15 miles away with good access via the A30. There is a railway station at Camborne with main line services to London Paddington.

The north Cornish coast is easily accessible with the harbour fishing port of Portreath and Godrevy Point and Lighthouse both being about 6 miles distant. The wide sandy beach at Gwithian Towans, forming part of St. Ives Bay, is about 5 miles distant and is popular with families and surfers alike.

The main A30, Cornwall's arterial trunk road, lies approximately 2 miles to the north, providing easy access west to Hayle, St. Ives, Penzance and the stunning West Penwith Coastline, and east towards Truro, Bodmin and the national motorway network at Exeter.

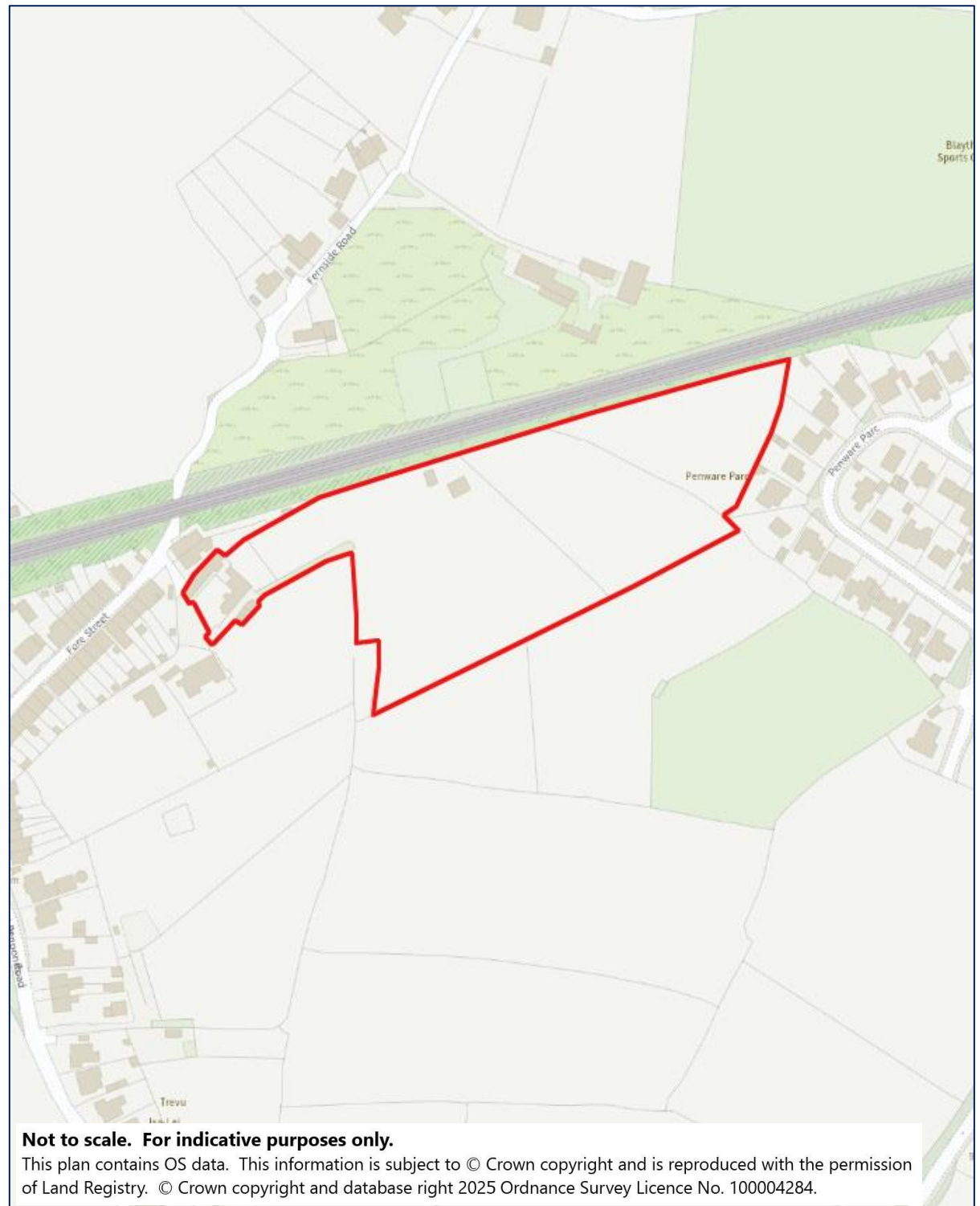
Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas.
Tel: 01872 272722. Email: property@lodgeandthomas.co.uk

Directions

From the A30, exit the dual carriageway at "Camborne West" and follow signs to Camborne. Turn left at the roundabout and proceed for about 200 yds, turn right signposted "Penponds" leading immediately past The Choughs Inn. Follow the road, without deviation, passing the Church and enter the village of Penponds via Church Street. Bear left in the village onto Fore Street, and towards the end of Fore Street, before the railway underpass, turn right in front of No. 1 Fore Street. Boswidden Farm is accessed through the galvanised gate with parking on the left hand side.

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