



Great Bosulow Barn



STAGS

Great Bosulow Barn

Newbridge, Penzance, TR20 8NP

North Coast 2.5 Miles - Penzance 5 Miles

A substantial converted barn, beautifully presented throughout and finished to a high standard, offering spacious and versatile family accommodation

- NO ONWARD CHAIN
- Circa 0.5 Acres
- 2 x En Suites
- Wood Fired Sauna
- Freehold
- Modern Barn Conversion
- 4 x Bedrooms
- Open Plan Living
- Outbuildings
- Council Tax Band E

Guide Price £635,000

SITUATION

Occupying a peaceful position in the historic hamlet of Great Bosulow, set amidst the dramatic and unspoilt landscapes of West Cornwall's Penwith Peninsula. Renowned for its rich archaeological heritage and ancient monuments, the surrounding area offers a fascinating glimpse into Cornwall's distant past, with nearby Iron Age settlements, traditional roundhouses and notable prehistoric landmarks, including Men-an-Tol and Lanyon Quoit.

Situated within an Area of Outstanding Natural Beauty and an internationally recognised Dark Sky Landscape, the property enjoys a wonderfully rural setting, surrounded by open countryside and expansive skies. The area is particularly appealing to those who appreciate walking, wildlife, history and the natural environment, with the opportunity to experience the tranquility of the Cornish countryside and exceptional stargazing away from urban light pollution.

Despite its peaceful location, everyday amenities remain readily accessible. The nearby village of Pendeen, approximately 3 miles away, provides a local store and essential facilities, whilst the larger town of Penzance, approximately 5 miles away, offers a wider range of shops, services and transport connections.

Combining a sense of seclusion with convenient access to the surrounding towns, coastline and countryside, Great Bosulow Barn provides an appealing opportunity to enjoy a more tranquil pace of life in one of West Cornwall's most distinctive and historically significant settings.



THE PROPERTY

Great Bosullow Barn is an impressive and beautifully converted, traditional two-storey Cornish barn, set within an area of outstanding natural beauty and surrounded by historic open moorland. Offering substantial and versatile accommodation, this exceptional home presents a superb blend of traditional Cornish character and contemporary living, thoughtfully combining the heritage and charm of the original building with stylish modern design and an excellent standard of finish.

This distinctive and well-appointed home has been sympathetically converted, retaining elements of the barn's original character whilst incorporating a range of modern comforts and energy-efficient technologies. These include air source heat pump heating with underfloor distribution, high levels of insulation and quality kitchen and bathroom fittings.

The ground floor provides generous and light-filled accommodation, centred around a superb open-plan kitchen which forms the heart of the home. Well equipped and featuring a substantial central island, complementary tiled flooring and original window openings, this impressive space is ideally suited to both everyday family life and entertaining. Bi-fold doors open directly onto the private rear terrace and gardens, creating a seamless connection between the indoor and outdoor living spaces.

The ground floor accommodation is further complemented by a spacious sitting room, a cloakroom with WC and a separate utility room, with additional access to the outside.

At first-floor level, a distinctive split-level staircase leads to four bedrooms, creating an interesting and characterful arrangement of the accommodation. Two of the bedrooms benefit from en-suite facilities, fitted with high-quality contemporary fittings, whilst Juliet balconies provide attractive outlooks across the surrounding countryside. A well-proportioned family bathroom completes the accommodation.

OUTSIDE

The grounds and gardens have been thoughtfully landscaped, making excellent use of natural Cornish granite to create attractive boundaries that complement the character of the barn and its rural surroundings. Set within an Area of Outstanding Natural Beauty (AONB) and an internationally recognised Dark Sky area, the property enjoys a particularly appealing rural setting, with open countryside, far-reaching views and the opportunity to appreciate the beauty of Cornwall's unspoilt landscapes and remarkable night skies.

To the front, a private, sun-trap patio provides an inviting space for outdoor relaxation and entertaining, with additional storage areas offering useful practicality.

To the rear, the property enjoys a private courtyard, accessed directly from the kitchen via bi-fold doors, creating a wonderful connection between the interior living space and the gardens beyond. The established and attractively landscaped rear garden leads onto a large, open field, enjoying far-reaching views across the surrounding countryside. The field offers considerable versatility for a variety of potential uses and benefits from separate vehicular access.

Further enhancing the outdoor lifestyle on offer is a superb private wellness area, thoughtfully arranged to provide a tranquil space for relaxation and rejuvenation throughout the year. The facilities include a wood fired Sauna, cold plunge bath and cold plunge bucket. Together, these features create an exceptional setting in which to unwind, embrace the benefits of hot and cold water therapy, and enjoy the peaceful countryside surroundings. Combined with the attractive landscaped terraces and private outdoor spaces, the wellness area offers an appealing extension to the property's lifestyle offering, whether enjoying a quiet moment of relaxation or entertaining family and friends.

ADDITIONAL LAND

In addition, a separate parcel of land situated away from the main property offers useful flexibility, with potential for additional parking or ancillary space, subject to any necessary consents.

SERVICES

Mains Electricity and water.

Private Drainage - shared drainage installed in 2021.



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			96
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		74	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

61 Lemon Street, Truro,
Cornwall, TR1 2PE

westcornwall@stags.co.uk

01736 223222



Approximate Area = 1625 sq ft / 150.9 sq m
Outbuildings = 363 sq ft / 33.7 sq m
Total = 1988 sq ft / 184.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential), ©nichecom 2026.
Produced for Stags. REF: 1530993



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London