



Botallack TR19

£725,000



ANDREW  
**EXELBY**  
ESTATE AGENTS

## Botallack TR19

Set in a most beautiful and private plot in the centre of sought-after Botallack, near the Tin Coast in West Penwith, is this sizeable and desirable family home with a host of generous rooms throughout, a sweeping driveway, garage, and workshop - this is a delectable forever home in a jackpot location.





## DESCRIPTION

In the pretty and sought after village of Botallack, is this substantial residence that sits behind a sweeping u-shaped driveway.

Over two floors, the property currently offers four large en-suite bedrooms, three receptions, a study/garden room, further shower room and a large workspace, but there is obvious and easy potential for five bedrooms and four receptions; the property is generous throughout.

Across the entrance hallway, brings you to the first reception room. The spacious living room spills out to a large conservatory which offers view out to the lush wraparound garden that is bounded by trees, offering a very high level of privacy. There are double doors through to a very good size kitchen/dining room, with a study or garden room at the other end of the house - both rooms have double doors out to the wonderful gardens.



A surprising, but most versatile, room has been created to the front; currently used as a framers workshop, the space is large and benefits from its own access to the side of the property via another lobby with storage. Suitable as another large reception, ground floor bedroom or work from home facility, this room adds even more appeal to an already very flexible and desirable home.



## LIVING ROOM

7.74m x 4.22m (25'4" x 13'10")

Large living room accessed off the entrance hall via double, glazed doors. Built-in bookshelves. Woodburner on a solid slate hearth. Carpet. Double doors through to kitchen / dining room and out to conservatory.

## KITCHEN / DINING ROOM

8.26m x 3.58m (27'1" x 11'8")

Modern range of base and wall units including deep pan drawers, and an integrated dishwasher with solid wood worktops and tiled splashbacks. Ceramic sink and drainer. Five ring range cooker with extractor over. uPVC double glazed window and double doors out to garden. Vinyl plank flooring. Radiator.

## CONSERVATORY

4.67m x 3.45m (15'3" x 11'3")

uPVC double glazed windows to all sides with glazed roof and large double doors out to the



## STUDY / GARDEN ROOM

4.17m x 2.74m (13'8" x 8'11")

uPVC double glazed window to side and double doors out to the garden. Built-in storage cupboards. Stone tiled floor. Radiator.

## WORKSHOP / RECEPTION ROOM

6.4m x 5.44m (20'11" x 17'10") max

Large room currently used a workshop space with fitted workbenches/counters. Dual aspect with uPVC double glazed windows. Vinyl floor. Radiator.

## LANDING

Two uPVC double glazed windows. Airing cupboard. Carpet.

## BEDROOM

5.92m x 4.22m (19'5" x 13'10")

Large, dual aspect double bedroom with two uPVC double glazed windows. Carpet. Radiator. Door to:

## ENSUITE SHOWER ROOM

Large shower enclosure with mixer shower, wash basin inset to counter, low-level WC. Heated towel rail. uPVC double glazed window. Vinyl floor.

## BEDROOM

5.44m x 4.47m (17'10" x 14'7")

Large dual aspect, double bedroom with three uPVC double glazed windows. Carpet. Radiator. Door to:





### **ENSUITE BATHROOM**

Suite comprises double ended bath with tiled surround, wash basin and low-level WC. Heated towel rail. Vinyl plank flooring.

### **BEDROOM**

5.44m x 3.43m (17'10" x 11'3")

Large, dual aspect double bedroom with two uPVC double glazed windows. Carpet. Radiator. Door to:

### **ENSUITE SHOWER ROOM**

Suite comprises walk-in shower enclosure with tiled surround, wash basin and low-level WC. Heated towel rail. Vinyl plank flooring.



### **BEDROOM**

4.14m x 3.48m (13'6" x 11'5")

Large double bedroom with uPVC double glazed window. Carpet. Radiator. Door to:

### **ENSUITE SHOWER ROOM**

Suite comprises shower enclosure with tiled surround, wash basin and low-level WC. Heated towel rail. uPVC double glazed window.

### **GARAGE**

6.25m x 4.8m (20'6" x 15'8")

Garage with roller door. Mains power. Door to side leading to garden.



### **SUMMERHOUSE**

4.55m x 2.92m (14'11" x 9'6")

Summerhouse with mains power and four double glazed windows. Double doors lead out to garden.

### **SHED**

3.02m x 2.34m (9'10" x 7'8")

Timber storage shed with two double glazed windows.

### **SHED**

2.41m x 1.75m (7'10" x 5'8")

Timber storage shed with double glazed window.

## FRONT GARDEN & DRIVEWAY

Two large gates lead on to u-shaped driveway (gravelled), that encircles an area of well-established shrubs and a bench. Patio and gravelled area by front door perfect for pots and planters. Gravelled driveway continues around the side of the property to an area with a wood store and a timber gate to the rear garden. Garage.

## REAR GARDEN

Large and private garden that is primarily laid to lawn that is interspersed with beautiful large beds full of specimen plants and shrubs. Garden is bordered by trees and wraps around to one side of the property, leading to the driveway and garage.

## AGENTS NOTE

**Property Type & Construction:** Cavity wall, as built, insulated (assumed) and cavity filled |  
**Electric:** Mains | **Water:** Mains |  
**Drainage:** Mains | **Heating:** Oil fired central heating, radiators plus woodburner |  
**Broadband:** FTTC, ADSL | **Mobile Coverage:** Networks likely available are O2 with Vodafone, EE and Three being limited |  
**Parking:** Driveway, plus Garage | **Restrictions/Covenants:** No | **Rights of Way/Easements:** No | **Flood Risk:** No | **Coastal Erosion Risk:** None | **Planning Permission:** None |  
**Accessibility/Adaptations:** None | **Coalfield/Mining Area:** Historic tin mining area | **AONB/Conservation Area/Listed:** AONB & Conservation Area | **Local Authority:** Cornwall County Council | **Property orientation from**





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