Fern Bank Bojorrow Lane, Garras, TR12 6LN

£585,000 Freehold

CHRISTOPHERS

ESTATE AGENTS

Fern Bank Bojorrow Lane

- DETACHED HOME IN WONDERFUL PEACEFUL LOCATION
- VERSATILE FOUR BEDROOM ACCOMMODATION
- SPACIOUS KITCHEN WITH ELECTRIC AGA AND SEPARATE UTILITY ROOM
- LIGHT-FILLED DUAL ASPECT GARDEN ROOM WITH MULTI-FUEL WOOD-BURNING STOVE
- BEAUTIFULLY LANDSCAPED GARDENS OF APPROXIMATELY ONE THIRD OF AN ACRE
- PRODUCTIVE KITCHEN GARDEN WITH HOME-GROWN FRUIT AND VEGETABLES
- FREEHOLD
- COUNCIL TAX E
- EPC D64

Homes like this can be difficult to find. Offering beautifully versatile accommodation, outstanding gardens of around one third of an acre and a lovely peaceful yet convenient setting, this is a property that offers wonderful lifestyle as much as it does a place to live.

Thoughtfully arranged over two floors, the property provides flexible living space, equally suited to family life, those working from home or buyers looking to enjoy a quieter pace of life.

The well appointed kitchen has been designed for those who love to cook, offering an excellent range of storage, generous work surface space and an electric Aga, while an adjoining utility room adds practicality.

The spacious sitting room, complete with a multi-fuel burning stove, is complemented by a separate study. A particular highlight is the beautiful dual aspect garden room, the current owners' favourite space, filled with natural light, enjoying direct access to the gardens and equally inviting beside the multi-fuel burner during the winter months.

The layout offers excellent flexibility with two bedrooms and a family bathroom on the ground floor, while upstairs are two further generous double bedrooms, one with an en suite cloakroom, together with a separate shower room.

The gardens are a true highlight of the property. Extending to approximately one third of an acre, they have been lovingly nurtured to create a series of peaceful spaces to relax and enjoy the changing seasons. Wildlife is abundant, with regular sightings of deer in the neighbouring fields and more than one hundred species of birds recorded by the current owners.

A productive kitchen garden provides an impressive variety of home grown fruit and vegetables throughout the year, making this a wonderful home for anyone looking to embrace a more self sufficient lifestyle.

Combining adaptable accommodation with exceptional gardens, this is a home that invites you to slow down, enjoy the outdoors and appreciate the peace and beauty of its surroundings.

LOCATION

The nearby village of Garras offers a well regarded primary school, while the magnificent 1,000 acre Trelowarren Estate provides miles of woodland walks, a Victorian folly and the highest point on the Lizard Peninsula. Trelowarren also offers a spa, gym, outdoor swimming pool and fine dining. The neighbouring village of Mawgan has an excellent village shop specialising in local produce together with the popular Ship Inn.

The bustling market town of Helston, often regarded as the gateway to the Lizard Peninsula, is around five miles away and offers supermarkets, independent shops, cafés and both primary and secondary schools. The beautiful sailing waters of the Helford River are just a short drive away, while the dramatic coastline of the Lizard Peninsula offers some of Cornwall's finest coastal walks. The picturesque harbour village of Porthleven, with its excellent restaurants, cafés and renowned surf, is also within easy reach.

Having enjoyed living here for many years, the current owners have discovered some wonderful local favourites that have become part of their everyday life. Trevassack Lake is their favourite place to enjoy a coffee overlooking the water, with opportunities for paddle boarding, kayaking and open water swimming in a beautiful lakeside setting.

No visit to the area would be complete without calling at Gear Farm, famous for its award winning Cornish pasties, followed by a delightful woodland walk to Tremayne Quay, one of the Helford River's hidden gems.

Another favourite is Roskilly's, a working organic dairy farm where you can enjoy peaceful walks, meet the animals and round off your visit with some of Cornwall's finest ice cream. It's these special local places, known and loved by those who live here, that make this such a wonderful part of Cornwall to call home

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

DECORATIVE LEADED LIGHT DOOR

With double side screen.

HALLWAY

With tiled floor, stairs rising to the first floor and doors to various rooms.

LOUNGE 17'5" x 11'9" (5.31m x 3.58m)

With practical hard wood flooring, picture window to the front offering an attractive wooded outlook, multi-fuel log burner with granite lintel over, radiator and glazed double doors to

STUDY 11'9" x 7'9" (3.58m x 2.36m)

A lovely useful dual aspect room with window to front and double doors to side and radiator.

KITCHENBREAKFAST ROOM 18'7" x 9'8" (5.66m x 2.95m)

A comprehensively fitted kitchen designed for those that love to cook with plentiful storage and work surface space comprising of neutral base and wall units including drawers and clever pull out storage, stone worktops over and Franke composite one and half bowl sink and drainer with mixer tap and spray tap, integrated fridge freezer, electric Aga with extension module, filter and light above, two windows to rear offering an attractive outlook and archway to

UTILITY ROOM 7'9" x 9'3" (2.36m x 2.82m)
A dual aspect room with window to side and stable door to rear fitted with a useful range of base and drawers units with roll top work surfaces over, stainless steel sink and mixer tap. Space and plumbing for washing machine and space and plumbing for dishwasher and space and point for tumble dryer, built-in larder style storage cupboard.

DINING ROOM 13'5" x 9'9" (4.09m x 2.97m)
A beautiful formal dining room perfect for those who love to host or simply enjoying a family catch up over dinner with window to rear and elegant glazed double doors to

GARDEN ROOM 22'4" x 10'9" (6.81m x 3.28m)
A wonder dual aspect light yet also cosy space with windows to front and side and double doors to side offering access to the garden with practical hard flooring, radiator and multi-fuel burner set on a slate hearth.

BEDROOM THREE 13'1 maximum x 8'6" (3.99m maximum x 2.59m)
A lovely light bedroom with window to front and radiator.

BEDROOM FOUR 16'5" x 7'9" (5.00m x 2.36m)
With double doors to front and vertical radiator.

BATHROOM 8'5" x 6'9" (2.57m x 2.06m)
Tiled to floor and walls with suite comprising of a bath with separate shower cubicle housing chrome effect domestic hot water shower, wash hand basin and low level W.C. in vanity unit with plentiful storage and wall mounted mirror. Chrome effect ladder style radiator and obscured window to rear.

FIRST FLOOR

LANDING
With loft access, useful built-in wardrobe storage with sliding doors and doors to various rooms.

BEDROOM ONE 17'3" x 14'2" maximum measurement with very slight (5.26m x 4.32m maximum measurement with very slight)
With access to eaves storage, radiator and windows to front and side both offering an attractive outlook, door to

EN SUITE CLOAKROOM 5'2" x 3'5" (1.57m x 1.04m)
With low level W.C. and pedestal wash hand basin and walls tiled to half height.

BEDROOM TWO 14'6" x 14'2" (4.42m x 4.32m)
With fitted carpet, a lovely spacious dual aspect room with radiator and access to eaves storage.

BATHROOM 7'6" x 5'2" (2.29m x 1.57m)
Tiled to floor and walls and having suite comprising of a bath with mixer tap and wall mounted shower attachment, low level W.C. and wash hand basin in vanity unit with useful storage and wall mounted mirror, chrome effect ladder style radiator and obscured window to front.

OUTSIDE

The property is approached via a shared private lane. To the front of the property is a parking area providing for off road parking for several vehicles.

The property sits in its plot with gardens to both sides and to the rear. To one side is a beautifully tranquil area accessed from the garden room with a patio seating area. This part of the garden is primarily laid to lawn and is bordered by deep borders stocked with mature shrubs and trees. An archway leads through to a shaded "secret garden area", there is an ornamental style garden and a path meanders behind the trees to a tucked away composting area. This is a lovely part of the garden one in which the present vendors have enjoyed conducting many Easter egg hunts and Christmas light trails with their grandchildren. They have also enjoyed watching the many varieties of birds that visit counting over one hundred species.

To the rear of the property is a useful outside tap and the oil-fired boiler. There is a Cornish stone wall topped with shrubs and flowers and steps lead up to a patio seating area. From here you can access the greenhouse and the other main garden area.

Where there is a well-established produce garden which yields for the current owners an excellent range of produce which this year includes amongst others a variety of beans, carrots, parsnip, beetroot, onions, spring onions, cabbage, peas, mangetout several varieties of tomato, broad beans, several varieties of kale, many varieties of lettuce, courgettes and potatoes. The remainder of the garden is mostly laid to lawn and stocked with a variety of established trees, shrubs, and plants. There is also a nature pond.

There is an additional top entrance to the property which is gated and offers a further area of off-road parking and leads to the garage and the garden store.

SERVICES

Mains water, electricity, water and private drainage.

ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale

COUNCIL TAX

Council Tax Band E.

DATE DETAILS PREPARED.

29th June 2026.

WHAT3WORDS

goodbyes.unhelpful.fluctuate

MOBILE AND BROADBAND

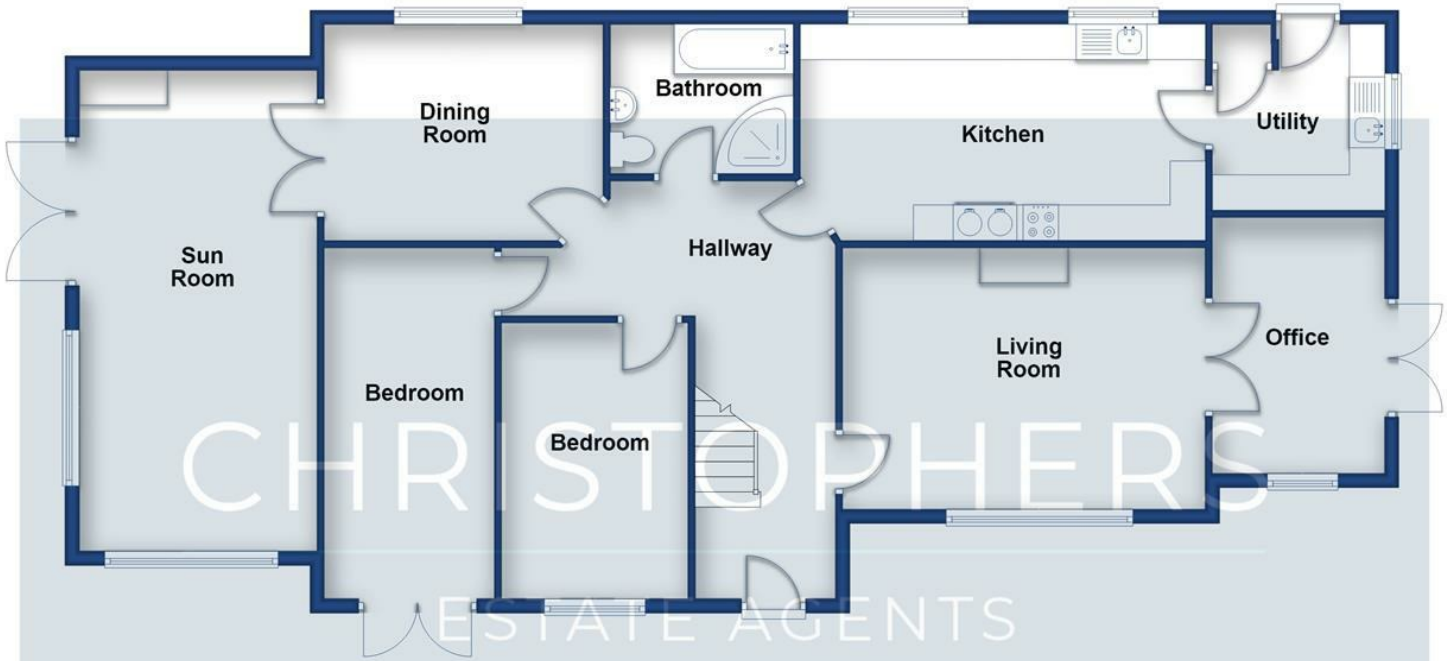
To check the broadband coverage for this property please visit -
https://www.openreach.com/fibre-broadband
To check the mobile phone coverage please visit -
https://checker.ofcom.org.uk/

PROOF OF FINANCE - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

Ground Floor

Approx. 134.1 sq. metres (1443.1 sq. feet)



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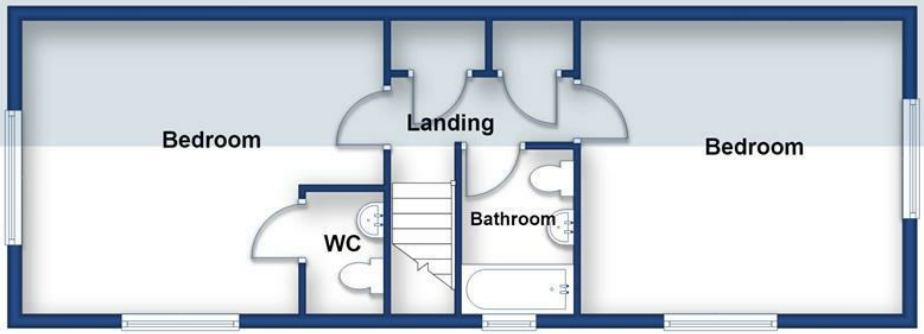
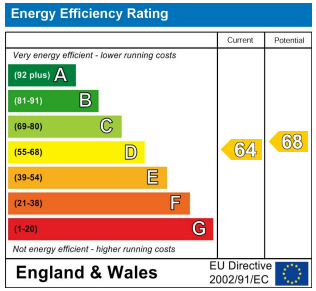
First Floor

Approx. 51.7 sq. metres (556.1 sq. feet)



Total area: approx. 185.7 sq. metres (1999.2 sq. feet)



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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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