

4 Harbour Terrace

BOSCASTLE



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ESTATE AGENTS





- **Handsome Period Residence Situated on the Harbourside of Boscastle**
- **Views of the Quayside & Water**
- **Three Storeys of Accommodation with Attractive Stone Façade**
- **Four Bedrooms**
- **Original Character & Charm**
- **Beautiful Kitchen & Living Space**
- **Driveway Parking for Approximately Three/Four Vehicles**
- **Pretty Elevated Gardens & Patio**

4 Harbour Terrace is a handsome end terrace period property with bags of character, situated right on the harbourside in the coastal village of Boscastle on the North coast of Cornwall.

This three storey/four bedroom residence offers beautiful views towards the stunning quayside, water and Valency Valley and is only moments from the south west coastal path and breathtaking scenery.

Features include original sliding sash windows, a beautiful stone façade, wood floors and gorgeous original fireplaces.

The property is entered via a solid wood entrance door into the entrance hall. Stairs rise from here to the first floor and doors open into the lounge and the kitchen/dining room. The lounge is a lovely light and airy L shaped room with two large multi pane sash

windows to the front and a further one to the rear. There are exposed wood floorboards and two impressive fireplaces, one with an inset wood burning stove. The kitchen/dining room is set to the rear of the property and enjoys lovely morning sun. The kitchen itself has been tastefully modernised in a cottage style with a range of floor and wall cabinets and drawers beneath butchers block work surfaces, a Belfast sink and range style cooker. There is space for a generous dining table and chairs. A door opens to a small courtyard and further door gives access to the garden.

Stairs lead to the first floor where there is a lovely double bedroom to the front with two large multi pane sash windows overlooking the river and valley beyond, along with another bedroom, with window to the rear, and a beautifully appointed shower room. On the second floor there is another lovely double bedroom to the front with a delightful ornate fireplace and two multi pane windows enjoying stunning views. A further double bedroom to the rear has another beautiful feature fireplace and window to the rear. The multi paned sash windows on both landings offer a beautiful view along the valley towards the village. There is also a useful attic room with a Velux window and ladder access.

Conveniently there is off road parking for approximately three or four vehicles on the granite set driveway. From here, steps lead up to a raised patio area, ideal for alfresco dining, with a level lawn area and garden shed. This part of the garden gets all day sun and has incredible views along the valley towards the harbour and the rugged cliff tops with amazing sunsets enjoyed throughout the year. In the opposite direction, there are views over the river, the National Trust Valley, over the lower part of the village and beyond. Services to the property include mains electricity, water and drainage. EPC rating E. Council tax band deleted. Ofcom suggest superfast broadband availability. Ofcom suggest 4G mobile connectivity.

4 Harbour Terrace, Boscastle,
PL35 0AE £625,000 guide





4 Harbour Terrace is situated in the heart of the Elizabethan harbour village of Boscastle. Well known all over the world, this historic harbour area is a highly sought after and respected residential coastal village along the rugged North Cornwall coastline attracting many thousands of visitors all the year round. The village offers a wide range of local amenities including a variety of independent shops, hotels and pubs well known for their excellent catering and warm hospitality. Other facilities include infant and primary and schools, a doctors surgery and a petrol station.

The village of Tintagel only a few miles away, famed for its links with the legendary King Arthur, and whose reputed castle and grounds still remain, offers a similar range of daily and seasonal village amenities. Within easy motoring distance is Launceston, Rock, Padstow, Wadebridge and the well known coastal resort of Bude with its dramatic heritage coastline. The North Coast offers a wide variety of everyday amenities and leisure facilities as well as a choice of infant, junior and comprehensive schools, 18 hole golf courses, indoor and outdoor swimming pools, leisure and sports complex with adjacent bowling arena, surfing, horse riding, bowls, squash and tennis courts. Popular sandy beaches and the stunning rugged coastline all add to the appeal of this sought after North Cornish coastal area.

To find 4 Harbour Terrace, follow the A39 from Wadebridge signposted to Bude. After approximately 9 miles turn left on to the B3266 signposted to Boscastle and follow this road for another 6 miles towards Boscastle. Drive all the way down into the village and just before you cross the bridge, turn left and follow the river down passing a number of properties on your left. When you reach the bridge veer left up a driveway and you will find number 4 at the end of the terrace to the left. The postcode for satellite navigation is PL35 0AE. What3words: dialects.sparks.segregate



TOTAL FLOOR AREA : 982 sq.ft. (91.2 sq.m.) approx.

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