



The Property Professionals...



The Quarry,

Boscastle, Cornwall, PL35 0AY

Price £475,000

- Stunning transformation of a former workshop with incredible views
- Located on the outskirts of the picturesque Boscastle
- Large open plan kitchen/living/dining room with wood burner, utility room
- Two double bedrooms, ensuite bath/shower rooms
- Large single garage with adjoining carport, landscaped gardens

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2019

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GOLD WINNER

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Directions

From Bude head south on the A39 signposted towards Wadebridge. Continue on the A39 passing through Wainhouse Corner and take the first righthand turning to Boscastle. Follow the road all the way down into the centre of Boscastle, passing the entrance to the harbour and then ascend out of the village on New Road and remain on this as if heading towards Tintagel. As you are then about to leave the village of Boscastle take the turning on the sharp righthand bend, in front of the old petrol station into Doctors Hill and follow this road out of the village and the property will be located on the right hand side.

The Quarry,

Boscastle, Cornwall, PL35 0AY

Price £475,000

The Quarry is a stunning transformation of a former workshop, nestled on the site of an old slate quarry offering incredible views from the first floor out towards the coastline. Located on the outskirts of the picturesque Boscastle village and harbour which offers a wide variety of local amenities, including a doctors surgery, restaurants and bakery to name a few.

The property offers a large open plan kitchen living dining room with large sliding doors that open out onto a composite decked seating area, modern fitted kitchen and wood burner, utility room, ground floor bedroom with ensuite shower room, whilst on the first floor there is a large principal bedroom with a 'Juliet' style balcony and seating area and a well appointed ensuite.

Outside there is a large single garage with adjoining carport, and landscaped gardens with raised vegetable beds and seating areas.

OPEN PLAN KITCHEN LIVING DINING ROOM
28' 3" x 18' 9" (8.61m x 5.72m) Entering via twin UPVC double glazed sliding doors to the open plan kitchen living dining room.

A bright and spacious multi zone room with UPVC double glazed windows to the front and side elevations and double glazed sliding doors overlooking the beautiful landscaped gardens and leading out onto the composite decked seating area. Wood and glass balustrade staircase ascending to the first floor, feature Jotul wood burner, attractive porcelain large format tiled flooring with underfloor heating.

The kitchen is finished with a with a range of matching light grey gloss wall and base units with contrasting fitted worksurface, inset composite sink and drainer with mixer tap. Integrated pyrolytic electric oven, inset electric hob with extractor hood over, integrated undercounter fridge. Door to:-

UTILITY ROOM
9' 5" x 5' 3" (2.87m x 1.6m) UPVC double glazed window to the rear elevation, Ecodan cylinder, space and plumbing for washing machine, underfloor heating manifolds and porcelain large format tiled flooring with underfloor heating.

BEDROOM TWO
13' 5" x 10' 1" (4.09m x 3.07m) A bright and spacious dual aspect double bedroom with UPVC double glazed window to the front

elevation overlooking the landscaped gardens and UPVC double glazed sliding doors to the side overlooking a sea view between the hedgerow. Inset lighting and porcelain large format tiled flooring with underfloor heating.

ENSUITE
10' 1" x 4' 11" (3.07m x 1.5m) UPVC double glazed window to the rear elevation, inset lighting, large shower enclosure with soak head shower, wall hung vanity unit with inset basin, push button low flush WC, porcelain large format tiled flooring with underfloor heating and wall mounted electric heated towel rail.

FIRST FLOOR

BEDROOM ONE
28' 6" x 13' 1" (8.69m x 3.99m) A bright and spacious principal bedroom with twin Velux windows to the rear elevation and UPVC double glazed sliding doors overlooking to the side elevation with stunning views towards the coastline. Inset lighting, LVT flooring, range of fitted storage cupboards, seating area and space for home office.

ENSUITE
10' 8" x 7' 5" (3.25m x 2.26m) Velux window to the rear elevation, attractive wall tiling, inset lighting, double shower enclosure with soak head shower, freestanding bath, wall hung vanity unit with inset basin, push button low flush WC, LVT flooring, wall mounted heated towel rail and wall mounted blow air heater.

GARAGE
15' 11" x 12' 6" (4.85m x 3.81m) Electric up and over door with light and power connected

CARPORT
15' 11" x 9' 00" (4.85m x 2.74m) Light connected and pedestrian door into the garage.

OUTSIDE
The property is approached via a twin wooden five bar gates which open onto extensive gravel driveway in front of the garage and carport. To the front of the property there is a composite decked seating area which can be accessed via the open plan kitchen living dining room which steps down to the gardens which are laid to lawn with raised vegetable beds and attractive planting. There are steps up to the top of the garden which take in those stunning views towards the coastline.

COUNCIL TAX
Band D

SERVICES
Mains electricity. Water via a private bore hole, private drainage via treatment plant. Air source heat pump for the heating.

TENURE
Freehold