

FREE

SALES

&

LETTINGS

MARKET APPRAISAL



Directions

From Bude head south on the A39 signposted towards Wadebridge. Continue on the A39 passing through Wainhouse Corner and take the first right-hand turning to Boscastle. Follow the road all the way down into Boscastle passing through the shops and around the left hand bend and over the bridge. Then take first right after the bridge down a private road with the river on your right hand side. The cottage is found half way down on your left.



The Boat House , The Harbour

Boscastle, Cornwall , PL35 0AG

Price £350,000

The Boat House is a charming semi detached cottage tucked away in the heart of Boscastle, just a few steps from the iconic harbour and all the delights of this beautiful village.

Set along the peaceful Harbour Road, it’s the perfect spot for those dreaming of a relaxed holiday escape, or a welcoming home to enjoy year round.

The accommodation includes an entrance hall with stairs leading to a spacious first floor open plan kitchen/living/dining area, featuring vaulted ceilings, exposed ‘A’ frame beams, and lovely views over the River Valency. There is also a generous double bedroom and a modern shower room.

On the ground floor, you’ll find a useful utility room and a spacious garage.

Outside, a paved patio provides a perfect seating area to enjoy views down towards Boscastle Harbour, and the property also benefits from off-road parking.

ENTRANCE HALL

Entering via an anthracite UPVC obscure double glazed door to the entrance hall with stairs ascending to the first floor, Karndean flooring and Kyros electric radiator. Door to:-

UTILITY ROOM

9' 10" x 5' 3" (3m x 1.6m) Pressurised hot water cylinder, space and plumbing for washing machine and Karndean flooring.

OPEN PLAN KITCHEN LIVING DINING ROOM

17' 9" x 15' 10" (5.41m x 4.83m) A bright and spacious open plan kitchen living dining room with a vaulted ceiling with exposed wooden 'A' frames and purlins, twin Velux windows to the rear elevation and three UPVC double glazed windows to the front elevation over looking the River Valency, deep slate windows sills and quartz sill to the kitchen. Karndean flooring and two Kyros electric radiators.

The kitchen is finished with a range of dark grey base units with fitted quartz worksurface with matching upstand and incut drainer with undermounted sink with mixer tap. Integrated Miele electric oven, inset electric hob with extractor hood, integrated slimline dishwasher. Door to:-

INNER HALL

Loft hatch access, Karndean flooring and doors serve the following rooms:-

BEDROOM ONE

15' 8" x 10' 00" (4.78m x 3.05m) A bright and spacious double bedroom with Velux window to the front elevation and skylight window to the rear. Kyros wall mounted electric radiator and Karndean flooring.

SHOWER ROOM

6' 6" x 5' 7" (1.98m x 1.7m) Velux window to the rear elevation, shower enclosure with fixed glass screen, Grohe mains fed shower with soak head shower and separate hand attachment, vanity unit with inset basin, push button low flush WC, electric chrome heated towel rail, Karndean flooring and attractive white Metro style tiling with contrasting grey tiles.

GARAGE

23' 2" x 15' 00" (7.06m x 4.57m) Wooden sliding doors to the front elevation and UPVC double glazed window. Light and power connected and wall mounted consumer unit.

OUTSIDE

To the front of the property there is a small paved patio seating area offering views down to the harbour and across to the River Valency and off road parking in front of the garage.

COUNCIL TAX

Band C

SERVICES

Mains electricity, water and drainage.

TENURE

Freehold

