

OPEN 7 DAYS
A WEEK



Paradise Road, Boscastle



Bond Oxborough Phillips

INDEPENDENT ESTATE AGENTS *The key to moving home*



Merwells, Paradise Road, Boscastle, Cornwall, PL35 0BL

Occupying an elevated position towards the edge of this sought after coastal village and enjoying far reaching views across the rooftops to the rugged coastline and sea beyond, a substantial 3 bedroom detached period home standing in its own extensive grounds with detached garage and self contained 1 Bedroom Flat above. Entrance driveway and ample parking, well maintained gardens to the front and rear. Versatile living space throughout benefitting from LPG gas fired central heating complemented by double glazed windows.

Offers Over £430,000

LOCATION Boscastle, with its own Harbour is impressively situated amidst dramatic cliffs and dates from the mid 16th Century. For many years the Harbour served the inland town of Launceston as a Port, the two being linked by pack-horse and wagon transport. Slate and corn were shipped from the 16th Century pier. The Cornwall coast path along the cliffs from Boscastle to Tintagel is considered one of the finer walks in England. The Harbour and much of the hinterland is now within the control of the National Trust; the village of Boscastle offers a traditional range of shops and local amenities including popular Pubs, places of worship, etc. Tintagel is some 3 miles whilst the North Cornish coastal resort of Bude is some 15 miles. The Cathedral City of Exeter with its inter city rail and motorway links is some 60 miles whilst Okehampton and Dartmoor is some 40 miles. The market town of Holsworthy is some 22 miles. Road communications have improved rapidly within recent years including the construction of the North Devon link road which by-passes Bideford, Barnstaple and South Molton, joining with the dual carriageway at Tiverton to lead on to the M5 thereafter. In addition, the A30 dual carriageway now extends from Exeter to Launceston and beyond.

DIRECTIONS TO FIND From Bude town centre proceed towards Stratton and turn right into Kings Hill opposite Bude Service Station and continue until reaching the A39 turning right signposted Camelford. Continue for approximately 8 miles passing through Wainhouse Corner and take the right hand turning onto the B3263 to Boscastle. Continue for approximately 4 miles into the village of Boscastle, proceed through the centre and up the hill into New Road, and upon reaching Doctors Hill turn right leading into Barn Park Road. Take

the next left into Paradise Road whereupon Merwells will be found within a short distance on the right hand side with a For Sale sign clearly displayed.

The accommodation comprises
(all measurements are approximate)

Front Entrance Porch

Sliding glazed doors to:-

Reception Hall

Stairs to First Floor.

Cloakroom

Low flush WC and wash hand basin.

Living Room

16'6 x 13' maximum dimensions into bay window (5.03m x 3.96m)

A light and airy dual aspect room with large bay window to front elevation enjoying far reaching views across Boscastle and to the open sea beyond. Double opening glazed doors to

rear onto rear gardens. Feature fireplace housing multi fuel burner.

Kitchen/Dining Room

15'8 x 12'10 maximum dimensions into bay window (4.78m x 3.91m)

A dual aspect room with seated bay window to front elevation, fully fitted range of base and wall mounted cupboard units with work surfaces incorporating stainless steel single drainer sink unit with mixer taps, recess for large cooking range with extractor over, recess for fridge and freezer.

Utility Room

13'9 x 8'2 (4.19m x 2.49m)

Fitted range of wall and cupboard units with work surfaces incorporating deep glazed Belfast sink unit, plumbing and recess for washing machine and tumble dryer, cupboard housing gas fired boiler supplying central heating and domestic hot water systems.

First Floor Landing

Bedroom 1

12'10 x 12'10 (3.91m x 3.91m)

EA dual aspect room enjoying stunning coastal and rural views.

Bedroom 2

12'3 x 11'10 (3.73m x 3.61m)

A dual aspect room enjoying stunning views across Boscastle and to the open sea beyond. Built-in airing cupboard housing hot water cylinder complete with linen shelving.

Bedroom 3

9'4 x 8' (2.84m x 2.44m)

Window to front elevation enjoying stunning views.

Bathroom

9'4 x 8'2 (2.84m x 2.49m)

Fitted suite comprising panelled bath, low level WC, vanity unit with inset wash hand basin with cupboards above and below. Shower with Triton shower unit.

The Flat

Open Plan Living Room/Kitchen

20' x 13' maximum dimensions (6.10m x 3.96m maximum dimensions)

Dual aspect windows, fitted work surfaces with drawer and cupboard units below incorporating single drainer sink unit with mixer taps, recess for cooker, fitted breakfast bar.

Bedroom

14' x 9' (4.27m x 2.74m)

Bathroom

6'6 x 5'7 (1.98m x 1.70m)

Fitted suite comprising panelled bath with mixer taps complete with shower attachment, close coupled WC, vanity unit with inset wash hand basin.

Double Garage

20' x 20' (6.10m x 6.10m)

2 up and over entrance doors, power and light connected, gas fired boiler supplying central heating and hot water to the flat above.

Outside

Entrance driveway providing ample parking and leading to Double Garage. Extensive well maintained gardens to the front of the property enjoying a westerly aspect and being principally laid to lawn with mature shrubs and bushes. Productive vegetable garden to the side of the property and private patio area to the rear.

EPC Rating

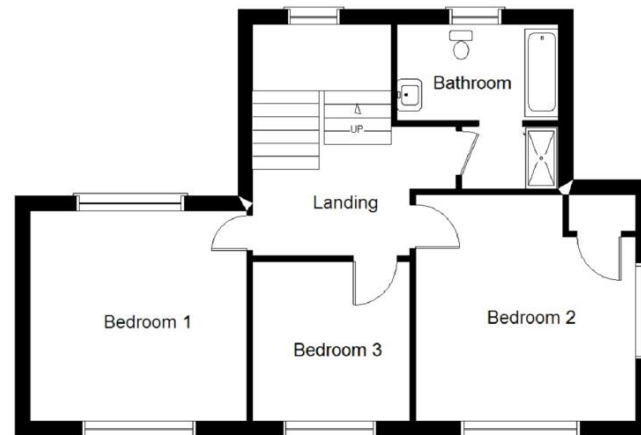
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Agents Notes

Bond Oxborough Philips have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.



FLOOR PLAN (NOT TO SCALE)



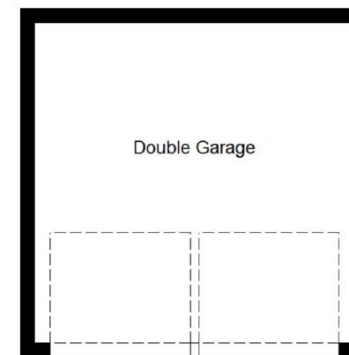
First Floor



Flat



Ground Floor



Detached Garage



