



Fairview



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Green Lane, Boscastle, PL35 0DP

Harbour 1.0 miles – Tintagel 3.4 miles – Crackington Haven 6.9 miles

A rare opportunity to acquire a spacious dormer bungalow with an annexe, in a popular coastal position

- Far Reaching Sea Views
- Edge of Village Position
- First Floor Annexe
- Delightful Mature Garden
- Freehold
- Versatile Accommodation
- 3 Bedrooms
- Studio/Workshop
- Off Road Parking
- Council Tax Band: D

Guide Price £550,000

## SITUATION

The property is situated within the thriving and self-sufficient North Cornish Coastal village of Boscastle. Boscastle has a diverse range of facilities including a health centre, primary school, community centre, post office, general stores, a bakery, newsagent and petrol station together with public houses, restaurant and various boutiques. Further amenities are available at Bude, Wadebridge and Launceston. At Launceston, there is access to the A30 which links the cities of Truro to Exeter. At Exeter there is access to the M5, mainline railway station (serving London Paddington) and an international airport.

## DESCRIPTION

A well-presented detached dormer bungalow with a first floor annexe and charming gardens, enjoying panoramic views over the Atlantic Ocean and the village.

## ACCOMMODATION

The front door leads into a light and airy entrance/garden room with access to both the front and rear of the property. A door off of the entrance leads into a most useful studio/workshop with a WC and providing excellent space away from the main accommodation, should one require a home office.



The kitchen comprises a range of wall mounted cupboards, base units and drawers with an inset sink, space for an electric oven and appliances and a boiler cupboard.

An inner hallway provides access to the reception rooms, ground floor bedrooms, former entrance porch and former front door, stairs to the first floor and a bathroom with a bath, WC and a wash hand basin.

The sitting room enjoys a wood burning stove and large windows showcasing the most impressive sea views and a lovely aspect over the garden. Double doors open into the dining room, which again, enjoys far reaching views and provides spacious additional reception room space.

The ground floor is completed by two double bedrooms with Bedroom 1 benefitting from built in storage.

The first floor offers a living space with a work surface, sink, integrated appliances and Velux windows. A door leads through to a double bedroom with an en suite shower room with a shower, WC and a wash hand basin.

### OUTSIDE

The property is approached by its own drive with parking for numerous vehicles.

The gardens are a key feature of the property and due to the property being on a corner plot, wrap around the property.

To the front steps lead down to an area of lawn with a patio terrace, array of flower borders and a sunken seating area. The front garden also enjoys the backdrop of the far reaching views towards the sea that the property provides. To the rear there is a patio terrace with a covered storm porch seating area, a beautiful array of shrubs and flower beds which offer a delightful variety of colour in the spring and summer.

The gardens also benefit from two useful storage sheds, a greenhouse, vegetable beds, fruit trees and a fruit cage.

### SERVICES

Mains electricity and solar panels (owned), Mains water and drainage. Oil fired central heating and wood burning stove. Broadband available: Superfast and Standard ADSL. Mobile signal coverage: Voice and Data available (Ofcom). Please note the agents has not inspected or tested these services.

### AGENTS NOTE

We are aware of development sites with planning permission within close proximity of the property. Further information can be obtained via Cornwall Council's planning portal or by contacting Stags Launceston office.

### VIEWINGS

Strictly by prior appointment with the vendor's appointed agents, Stags.

### DIRECTIONS

From the centre of Boscastle village, at the harbour, take the B3263 towards Tintagel. At the top of the hill, as the road bends round to the right, continue around the corner following Doctors Hill, and after approximately 0.3 miles, take the right turning onto Green Lane and the entrance to the property is the first on the left.

### What3words.com

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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		77	82
EU Directive 2002/91/EC			

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Approximate Area = 2091 sq ft / 194.2 sq m  
For identification only - Not to scale

**First Floor**

**Ground Floor**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1091806