



Rockmoor



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Forrabury, Boscastle, PL35 0DH

Village Shop 0.5 miles- Boscastle Harbour 0.5 miles - Bude
15.3 miles

A substantial detached property with versatile accommodation, occupying a private position with a popular coastal village location.

- No Onward Chain
- Requiring Modernisation
- Sitting Room
- Beautiful Gardens
- Freehold
- Detached House
- 4 bedrooms
- Kitchen/Dining Room
- Off Road Parking
- Council Tax Band: E

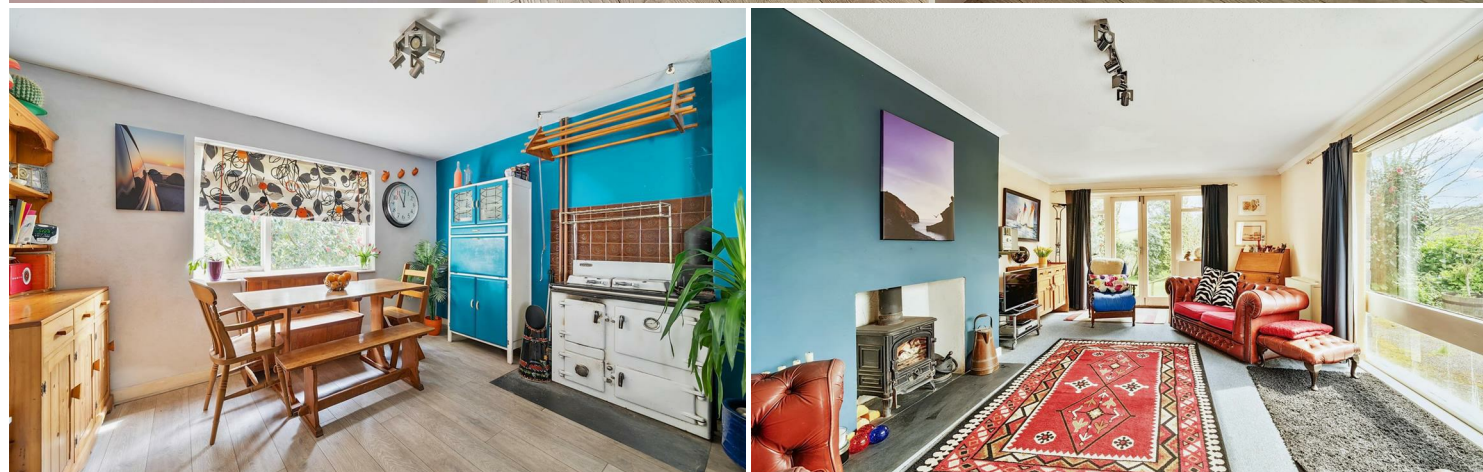
Guide Price £575,000

SITUATION

The property is situated within the thriving and self-sufficient North Cornish Coastal village of Boscastle within walking distance of the beautiful South West Coast Path. 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 deceptively spacious detached house with wooden windows set within a unique and private position within a former quarry. The property does require modernisation and offers an excellent opportunity for someone looking for a project with generous and versatile accommodation.



ACCOMMODATION

The front door opens into the entrance porch which in turn leads into the hall which also provides access to the rear lobby and a downstairs WC with a wash hand basin.

The sitting room is a most pleasant size with a lovely aspect and double doors out to the garden and benefitting from a multi-fuel burning stove. The kitchen/dining room offers superb space and provides an excellent space for those looking to host. The kitchen comprises a range of base units, inset sink with drainer, island providing additional cupboard and worktop space, space for appliances, electric hob, built in double oven, solid fuel Rayburn (providing hot water), larder and stairs rising to the first floor.

The ground floor is completed by 2 bedrooms, a utility with space for appliances and a wet room with an electric shower, WC and a wash hand basin.

The first floor offers a landing and two double bedrooms, both benefitting from eaves storage and Bedroom 3 benefitting from a study/dressing room.

OUTSIDE

The property is approached by a driveway leading into a substantial area of parking for numerous vehicles.

To the rear the property has a useful external store room and leads to the garden which is located to the side of the property and comprises a beautiful garden laid to lawn with an array of mature trees, shrubs and plants. Steps lead up to a terraced area which had formally been used as a vegetable garden, enjoying far reaching views across the valley.

VIEWINGS

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

SERVICES

Mains electricity, water and drainage. Solid fuel Rayburn providing heating and hot water, multi-fuel burning stove and storage heaters. 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.

DIRECTIONS

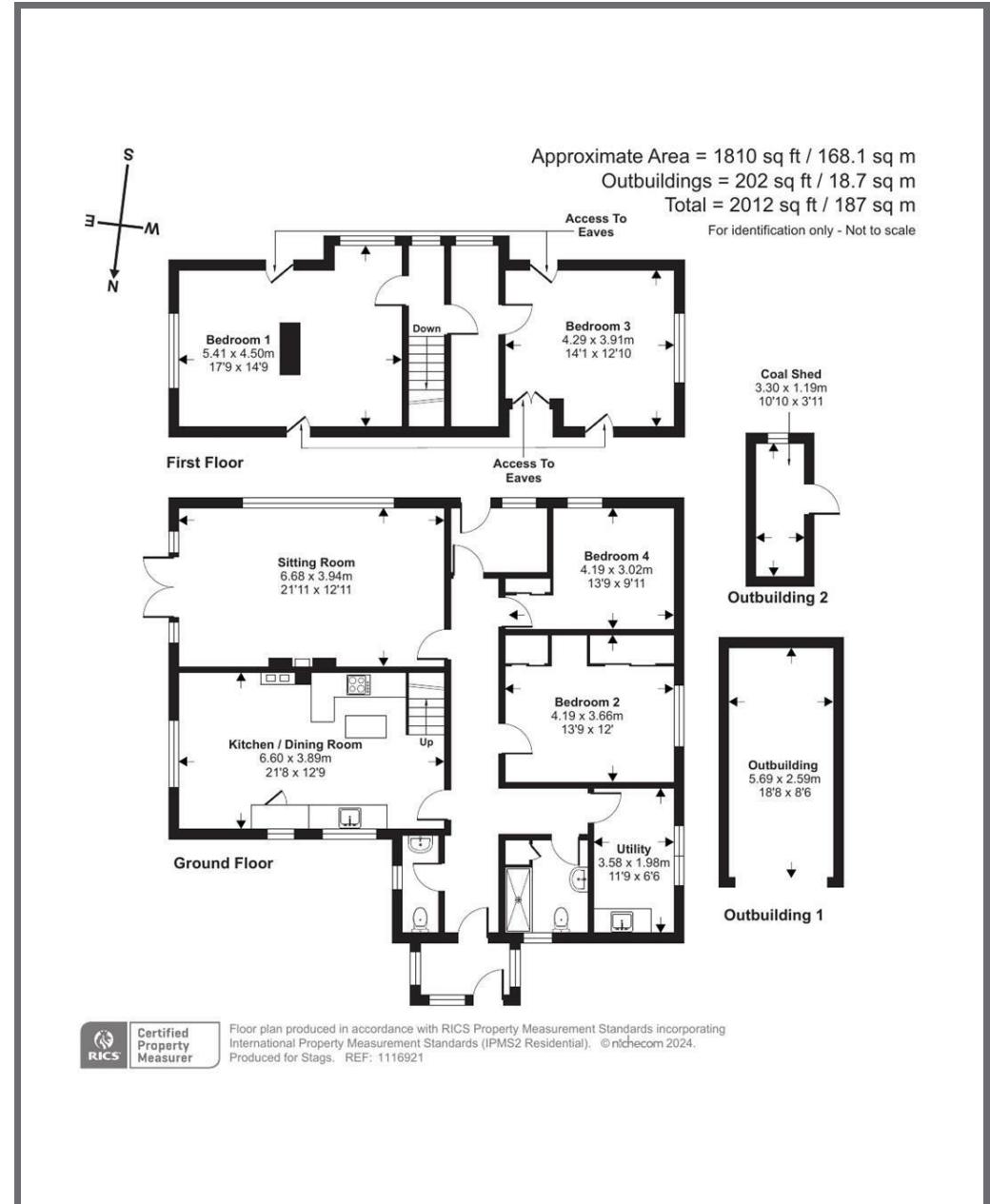
From the centre of Boscastle village, at the harbour, take the B3263 towards Tintagel. At the top of the hill, as the road bends round to the right, continue around the corner following Doctors Hill, and after approximately 100 meters, turn right onto Potters Lane. Continue to the end of Potters Lane, turn right and after a short distance the property will be found on your left, clearly identified by a Stags For Sale board.

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.



Kensley House, 18 Western Road, Launceston, PL15 7AS

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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			
		36	73

England & Wales EU Directive 2002/91/EC