



Tregenna



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Tintagel Road, Boscastle, Cornwall, PL35 0AS

South West Coast Path 0.7 miles - Wadebridge 12.9 miles -
Truro 37.6 miles

A charming and impeccably presented
17th century cottage near the north
Cornish coast

- Beautifully Presented
- Off Road Parking
- Less Than 1 Mile to Harbour
- 3 Double Bedrooms
- 3 En Suite Bathrooms
- 2 Reception Rooms
- Tenure: Freehold
- Council Tax Band: D

Offers In Excess Of £395,000

SITUATION

The property is situated within the thriving and self-sufficient North Cornish Coastal village of Boscastle. Boscastle lies within an area of outstanding natural beauty 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. Positioned along the rugged North Cornish Coastline, the village has nearby access to the fantastic South West Coast Path which stretches along the coastline and provides access to a number of coastal walks and beaches. The A39 is some 4.6 miles distant allowing access to the towns of Bude, Camelford and Wadebridge, all of which provide a more comprehensive range of shopping and sporting facilities.

DESCRIPTION

A semi-detached and well proportioned cottage offering 3 double bedrooms all en suite, less than 1 mile from the beautiful harbour in Boscastle. The property is presented in the highest decorative order throughout and has been enjoyed as a holiday home by the current owners and their respective guests. Being offered for sale with no onward chain (and furniture available by separate negotiation) it would suit a wide range of buyers.



ACCOMMODATION

The accommodation throughout boasts well proportioned rooms with 2 generous reception rooms on the ground floor and a larger than average kitchen/breakfast room. A covered porch leads to an entrance hall, with stairs to the first floor and a store cupboard at the rear. The lounge at one end of the cottage has a multifuel burner on a slate hearth with sliding doors to the garden enjoying far reaching views across the countryside and towards St. Symphorian's Church. The sitting room has a dual aspect with slate window sills and adjoins the kitchen. The kitchen/breakfast room has a range of more contemporary fitted units and integrated appliances including a double oven, electric hob and dishwasher. There is ample space and plumbing for freestanding white goods along with a generous space for a large table and chairs.

The first floor mirrors the ground floor presentation with all 3 double bedrooms being incredibly well presented, all with generous en suite bathrooms and built in storage. The principle room enjoys far reaching coastal and countryside views.

OUTSIDE

The property enjoys a number of benefits that are sometimes difficult to find in coastal locations such as a generous garden and off road parking. The garden directly adjoining the property has been designed to be of low maintenance, with artificial lawn yet bordered by some well stocked flower beds. There is ample space for seating and the garden enjoys the late afternoon and evening sun. There is a side access onto Potters Lane and on the lower side of the garden, allocated parking for at least 2 vehicles. There is a substantial shed with power, light and water all connected and a further space offering huge potential for a number of uses such as a sunken walled garden or a secluded area for seating/hot tub.

SERVICES

Mains water, electricity and drainage. Oil fired central heating and multifuel burner. uPVC double glazed windows throughout. Broadband Availability: Superfast and Standard ADSL. Mobile Signal Coverage: Voice and Data available (Ofcom). Please note the agents have not inspected or tested these services.

VIEWINGS

Strictly by 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, follow the road as it bears right and after approximately 100 meters, turn right onto Potters Lane. The property will be located immediately on the right hand side with the parking roughly 40m along Potters Lane.

what3words.com: ///awakes.pursuit.twee



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		42	81
EU Directive 2002/91/EC			

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Approximate Area = 1436 sq ft / 133.4 sq m
For identification only - Not to scale

First Floor

Ground Floor

RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Stags. REF: 1123928