



Kingsbury Cottage



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Potters Lane, Boscastle, Cornwall, PL35 0AP

Boscastle Harbour 0.7 miles - Tintagel 3.3 miles - Crackington Haven 6.6 miles

A charming and tastefully extended cottage with a self contained annexe and delightful gardens, all set within a popular village position.

- 5 Bedroom Cottage
- Studio
- Beautiful Gardens
- Council Tax Bands: D & A.
- 1 Bedroom Annexe
- Off Road Parking
- Countryside Views
- Freehold

Guide Price £699,950

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.

COTTAGE

The front door opens into a generous utility room with a range of cupboards, inset sink, space for appliances and leads through to the kitchen which with a range of wall mounted cupboards, base units and drawers, breakfast bar, built in oven, electric hob and space for a fridge freezer.

The kitchen opens through to the dining room which benefits from sliding doors out to a private patio area. From the dining room you enter a charming sitting room which includes a log burner set within a feature stone fireplace, stairs to the first floor and a door leading into a useful and generous store room.



The ground floor is completed with the snug, which forms part of the tasteful extension added by the current owners and offers a delightful living space with doors leading out to another, much larger patio where you can sit and enjoy the grounds this property has to offer.

The first floor offers 3 double bedrooms and 2 single bedrooms with one benefiting from built in wardrobes. Bedroom 1 forms part of the extension and offers a delightful principle bedroom with an en suite shower room comprising; shower, wash hand basin, WC and built in storage. The upstairs is completed by a family bathroom with a bath and separate shower, WC, wash hand basin and an airing cupboard.

ANNEXE

The annexe is positioned just to the left of the main property where there is separate access. The front door leads into the open plan kitchen/diner with the ground floor being completed by the living room with delightful views towards the countryside.

The first floor offers a bedroom with eaves storage and a shower room with a shower, WC, wash hand basin and further storage.

To the rear of the annexe another external door leads you into the Studio which has a further range of kitchen units and a shower room with a shower, WC and wash hand basin.

OUTSIDE

To the front, the property has parking in front of the annexe and a further single parking space to the side of the property.

The gardens are a true feature of the property, being split on two levels, the grounds are predominately laid to lawn with several patio terraces, a range of mature shrubs, trees and plants, summer house, greenhouse and a range of raised beds.

SERVICES

Mains electric water and drainage. LPG gas central heating and water supply, wood burning stove. Broadband availability: Superfast and Standard ADSL. Mobile Signal coverage: Voice and Data available. 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, 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 along Potters Lane for approximately 0.1 miles and you will see the property on your right.

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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.



Approximate Area = 1796 sq ft / 166.8 sq m
For identification only - Not to scale

Ground Floor

First Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Stags. REF: 1132260



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		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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