



Aeolus



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Green Lane, Boscastle, Cornwall, PL35 0DP

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

An architecturally designed and spacious 3 bedroom detached property set within this popular village position in Boscastle with far reaching views towards the sea.

- No Onward Chain
- 3 Bedrooms
- Sitting/Dining Room
- Kitchen/ Breakfast Room
- Study
- Generous Gardens
- Garage/Workshop
- Off Road Parking
- Freehold
- 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

An architecturally designed, spacious 3 bedroom detached single storey property, set within a popular village position and enjoying far reaching views towards the sea.

The property is believed to date back to the late 1960's and would benefit from modernisation throughout.



## ACCOMMODATION

Front porch leads into the entrance hall with built-in storage and loft access, a doorway leads into the generous sitting room with sliding aluminium doors to the rear patio, a decorative fireplace housing a woodburning stove. The room enjoys a lovely aspect over the garden with views across to the sea beyond.

The kitchen/breakfast room comprises a range of wall mounted cupboards, base units and drawers, further built-in cupboards, space for appliances, an inset stainless steel sink and drainer, built-in cooker, electric hob and a door to the lobby. The rear lobby has doors to both the front and rear of the property and access into the utility which offers space for appliances, a shower and WC.

From the lobby there is access into the integral garage/workshop and further access into a most useful study providing an excellent space for those looking to work from home.

The accommodation is completed with 3 double bedrooms, two of which benefit from built-in wardrobes and lovely views. There is a WC and a separate family bathroom with a bath with a shower over and a wash hand basin.

## OUTSIDE

The property is set within its own generous plot and the gardens wrap around the property. To the front the driveway provides parking for 2 to 3 vehicles and a garage/workshop with an up and over door. The majority of the garden is laid to lawn and wraps around to the side and then rear. The extensive gardens benefit from an array of mature shrubs and plants. To the rear, the property has a substantial patio area which offers a private position for alfresco dining with a coal shed providing useful storage and an additional large timber shed providing further storage.

## SERVICES

Mains electricity, water and drainage. Oil fired central heating and woodburning stove. 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.

## AGENTS NOTE

We are aware of planning permission on the land to the rear of the property, however upon viewing, you will note that the property is well screened. 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

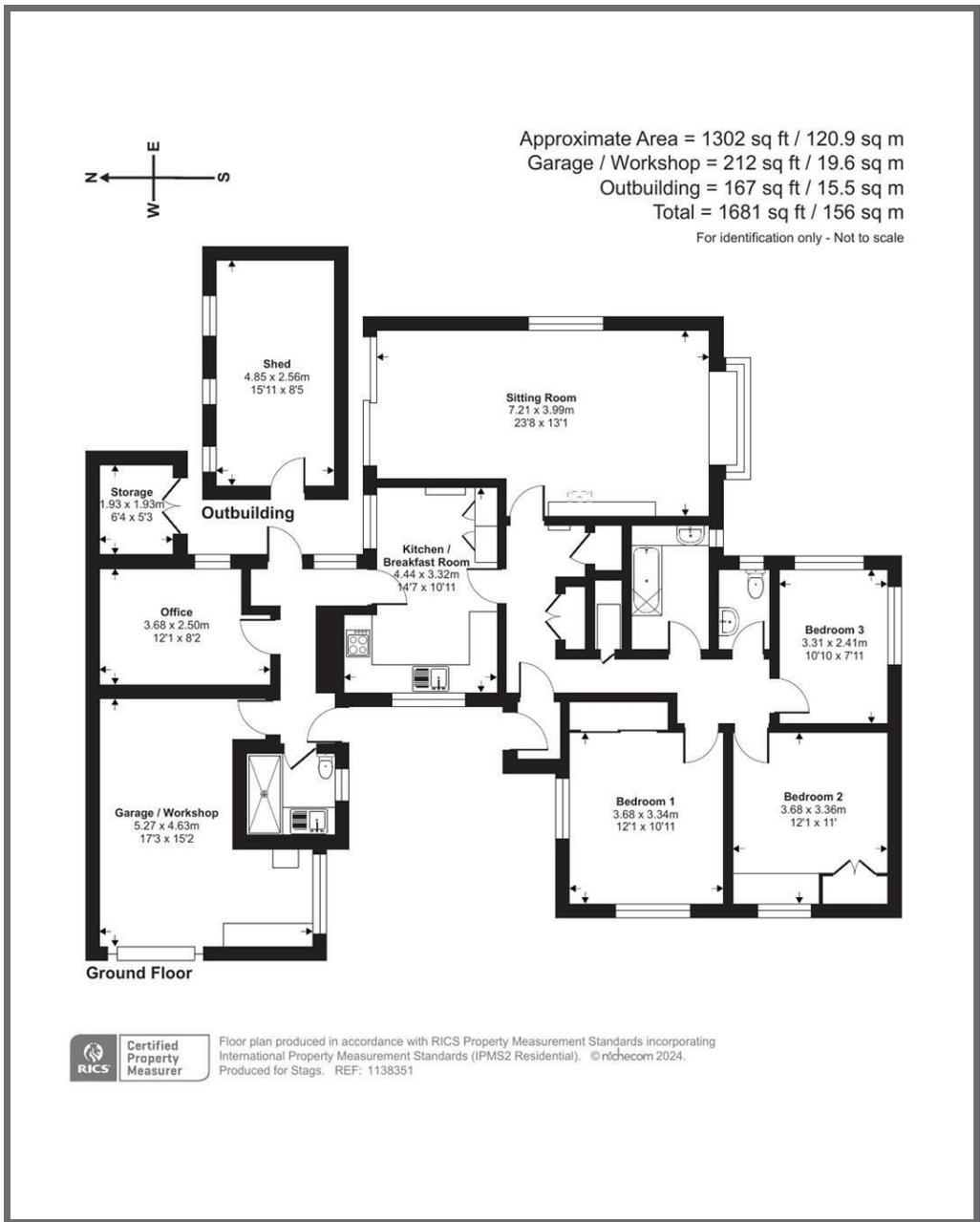
From the centre of Boscastle village, at the harbour, take the B3263 towards Tintagel. At the top of the hill, as the road bends round to the right, continue around the corner following Doctors Hill, and after approximately 0.3 miles, take the right turning onto Green Lane, continue for a short distance and you will find the property on your left.

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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			
		56	79
England & Wales		EU Directive 2002/91/EC	

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