



Lower Meadows House



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Penally Hill, Boscastle, Cornwall, PL35 0HF

Harbour 0.3 miles - Crackington Haven 5.9 miles - Tintagel 3.9 miles

A superb detached residence in a central position within the village and walking distance of the harbour.

- Impressive accommodation throughout
- 5 bedrooms (2 en suites)
- Sitting room
- Study / bedroom 5
- Council tax band: E
- Walking distance of the harbour and shops
- Open plan kitchen / living area
- Dining room
- Off road parking & double garage
- Freehold

Guide Price £725,000

SITUATION

The property is located in the very heart of the picturesque and historic village of Boscastle. Boscastle boasts a thriving, self-sufficient coastal community with a health centre, primary school, community centre, post office, two general stores, a bakery and newsagent together with public houses, restaurants and various boutiques. Further amenities are available at Camelford, Bude, Wadebridge and Launceston. Near Launceston, some 14 miles away, there is access to the vital A30 trunk road which links the cathedral cities of Truro to Exeter. At Exeter there is access to the M5 motorway network, mainline railway station (serving London Paddington) and an international airport.

DESCRIPTION

An impressive detached residence with generous accommodation throughout and presented to a high standard.

The current owners have updated the property throughout during their ownership and needs to be viewed to be fully appreciated.

The property offers itself for a range of uses, such as a spacious detached family home, ideal home for multi-generation living and was formally used as a successful Bed & Breakfast.



ACCOMMODATION

Front door leads into the spacious entrance hall with stairs rising to the first floor, a useful storage cupboard and under stairs storage.

The open plan kitchen / living area is a fantastic space and the heart of the house. The kitchen comprises a range of wall mounted cupboards, base units and drawers, integrated fridge and freezer, built in double oven, built in hob with an extractor hood over, integrated dishwasher and granite worktops over. An island provides further cupboard space, an inset sink and breakfast bar. The living area off the kitchen is light and airy with a pleasant outlook and doors leading out to the rear garden.

The generous utility room provides a further range of cupboards, sink, space for appliances, WC and a door to the garden.

The dining room and sitting room are both versatile rooms and enjoy double doors leading out to the vegetable garden, the sitting room also benefits from a wood burning stove creating a cosy living space. Both rooms would also offer themselves as additional bedrooms, should one require and benefit from built in storage.

The ground floor is completed by a study/bedroom 5, which benefits from built in storage and is currently used as a gym.

The first floor comprises 4 double bedrooms and a family bathroom with a roll top bath, walk in shower, WC, wash hand basin, and a heated towel rail. Bedroom 1 benefits from a dressing room and a balcony with views across the valley, with bedrooms 2 & 3 both benefitting from en suite shower rooms.

OUTSIDE

The property is approached by its own drive, leading to an area of parking for several vehicles and a detached double garage with x2 up and over doors, a workshop, and power and water connected.

The garden to the rear of the property is mainly laid to lawn with an array of flower beds and shrub borders, several patio areas, greenhouse and a vegetable garden located by the garage with a range of raised beds.

SERVICES

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

Flood Risk - Surface Water: High, Rivers and Sea: Medium (Gov.uk)

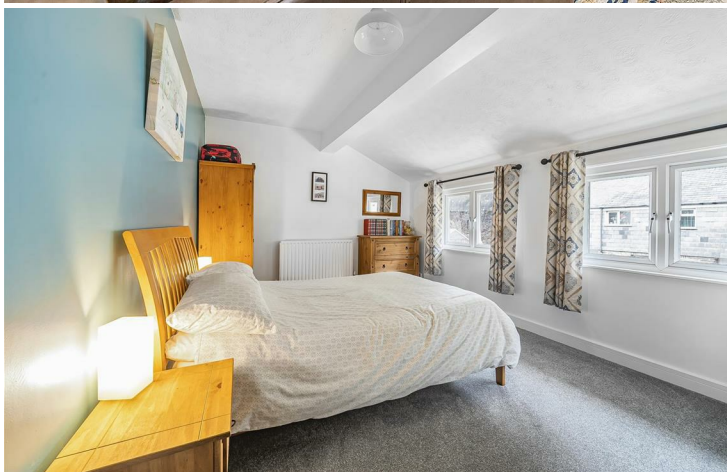
VIEWINGS

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

DIRECTIONS

From the main Boscastle public car park, turn right and continue up the hill (away from the harbour), after a short distance you will see the property on your right.

What3words.com: ///merely.heightens.restored



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		
EU Directive 2002/91/EC		

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