



Paradise House





# Paradise House

Paradise Road, Boscastle, Cornwall, PL35 0BL

Boscastle Harbour 1.0 mile - Bude 15.1 miles - Launceston (A30) 17.1 miles

A most impressive Georgian residence occupying a private position on the edge of the village.

- No Onward Chain
- Grade II Listed
- 5 Bedrooms
- Drive, Garage & Workshop
- Freehold
- Georgian Residence
- Extensively Refurbished
- Grounds of Approximately 2.19 Acres
- Sea Views
- Council Tax Band: F

Guide Price £995,000

## SITUATION

The property is situated on the outskirts of 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

Occupying a private setting, this elegant Grade II listed detached Georgian house is surrounded by its own beautiful grounds, which total approximately 2.19 acres.

The current owners have substantially refurbished the property to offer a contemporary feel whilst tastefully retaining the original features the property has to offer.

## ACCOMMODATION

The front door leads into the impressive entrance hall with flagstone flooring, stairs rising to the first floor and doors off to the reception rooms.

The sitting room is an excellent size with a bay window offering a delightful view out over the properties grounds.





Across the hall the dining room provides a superb space for those looking to entertain, benefitting from a bay window with an aspect to the front and an ornate feature fireplace.

Further down the hall, the snug offers additional reception room space and provides a charming more intimate space to relax.

The kitchen comprises a range of base units and drawers, integrated dishwasher, Belfast sink, space for a fridge freezer, space for a "Belling" range cooker, flagstone flooring and steps leading up to the breakfast room which enjoys a lovely aspect of the garden and doors leading outside.

The ground floor accommodation is completed with a utility room providing space and plumbing for appliances, WC, two useful storage cupboards and a door to the rear.

The first floor offers a generous split level landing with two shower rooms and an impressive family bathroom.

There are 4 double bedrooms and 1 single bedroom, each with lovely views over the grounds which wrap around the property.

Bedroom 5 also offers itself as a garden room with double doors leading out to the garden and impressive views towards the sea.

### OUTSIDE

The property is approached by its own private drive which leads to an area of parking in front of the coach house which offers a garage and workshop with a store room above. The coach house offers potential for further accommodation or an annexe (subject to planning and the necessary consents).

The established grounds are a true feature of the property and boast an array of mature trees, shrubs and flowers. The garden is primarily laid to lawn with a vegetable garden and a stream which runs down through the garden.

There is a further stone outbuilding which provides useful storage, stairs down to a cellar under the main house and a covered area at the rear of the house with an outside shower.

In all the property extends to approximately 2.19 acres.

### SERVICES

Mains water and electricity. Oil fired central heating. Private drainage via a septic tank. 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, as the road bends round to the right, continue around the corner following Doctors Hill, and after approximately 0.2 miles, take the left turning onto Paradise Road, continue for a further 0.1 mile and you will see the entrance to 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			66
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		24	24
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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