



Orchard Lodge



**STAGS**



# Orchard Lodge

Gunpool Lane, Boscastle, Cornwall, PL35 0AT

Boscastle Harbour 0.8 mile - Bude 14.8 miles - Launceston (A30) 17.8 miles

A substantial and well presented detached house offering spacious accommodation in a popular coastal position.

- Popular Coastal Village
- 2 Bedroom Annexe
- Private Gardens
- Freehold
- 5 En Suite Bedrooms
- Established Holiday Let Income
- Garage and Off Road Parking
- Council Tax Band: Business Rates & A

Guide Price £799,950

## SITUATION

The property occupies an elevated position within the thriving and self-sufficient North Cornish Coastal village of Boscastle. Boscastle has a diverse range of facilities including a doctors surgery, primary school, community centre, post office, general stores, a bakery and newsagent 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

A beautifully presented 5 bedroom detached house with a 2 bedroom self contained annexe, private gardens, ample off road parking and a garage. The property offers flexible and spacious accommodation throughout and is currently being used as a successful Guest House and owners accommodation. The property would also lend itself to someone looking for multigenerational living.





## ACCOMMODATION

Front door into a porch and a further door to the entrance hall with a built in storage cupboard, stairs rising to the first floor and understairs storage. Sitting room with a fireplace housing a wood burning stove and double doors to the generous dining room with parquet flooring and double doors opening out to the rear garden, a further door leads to the garden room.

A stable door from the dining room leads through to the kitchen with a range of wall mounted units, base units and drawers, double inset sink, built in double oven with a gas hob and extractor over, integrated fridge / freezer and space for appliances. The ground floor is completed by a snug providing an additional reception space.

The first floor comprises a family bathroom and 5 double bedrooms all with ensuite shower rooms with a shower, WC and wash hand basin. Two of the bedrooms also benefit from built in storage.

## ANNEXE

Internal door through to an inner hall with two storage cupboards and doors to the living space and a double bedroom with an ensuite shower room with a shower, WC and wash hand basin. The open plan living space has an impressive vaulted ceiling and exposed A-Frame beams. The kitchen comprises a range of base and wall mounted units, sink, integrated appliances including a fridge / freezer, dishwasher, double oven, hob and extractor over. A step leads down to the sitting room with a wood burning stove, double doors to an area of decking in the rear garden and a door to the second bedroom with built in wardrobe and an en suite bathroom with bath, shower, wash hand basin and WC. The utility is accessed off the kitchen and provides further storage, a butlers sink, space and plumbing for appliances and a door to the workshop/garage with light and power connected.

## OUTSIDE

To the front of the property the driveway provides ample parking for numerous vehicles. The enclosed garden wraps around to one side and the rear of the property and have been divided offering private spaces for both the main house and annexe. The gardens are mainly laid to lawn with a range of mature shrubs, plants and trees and areas of patio and decking creating an ideal space for outdoor dining.

## SERVICES

Mains electricity, water and drainage. Oil fired central heating and wood burning stoves. Solar Panels providing hot water for main house only. Broadband available: Ultrafast 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 to the right, take the left hand turn onto Gunpool Lane. The property can be found immediately on the left hand side.

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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		
England & Wales		
EU Directive 2002/91/EC		

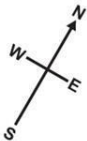
Kensey House, 18 Western Road, Launceston, PL15 7AS

launceston@stags.co.uk

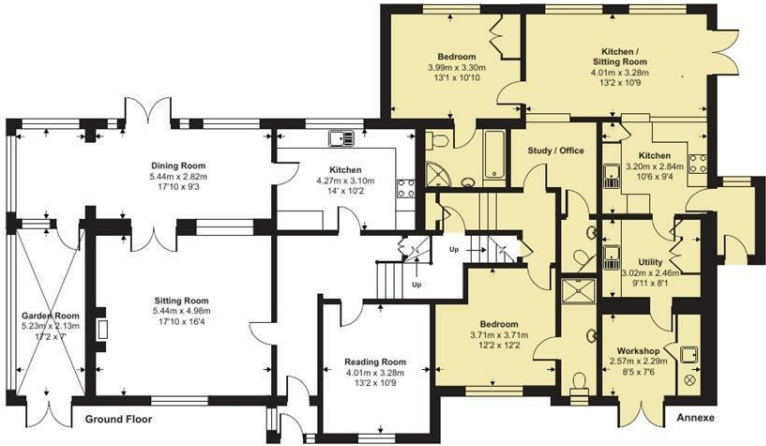
01566 774999

Approximate Area = 3437 sq ft / 319.3 sq m (Includes Annexe & excludes void)

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1100805



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