



Castle House



Castle House, Fore Street

Boscastle, Cornwall, PL35 0AU

Boscastle Harbour 0.5 miles - Bude 14.6 miles - Launceston (A30) 17.9 miles

A well proportioned family home near the North Cornish Coast with a generous rear garden and allocated parking

- 4/5 Bedrooms
- Private Rear Garden
- Principle En Suite Bedroom
- Rural Outlooks
- Tenure: Freehold
- Close to Fishing Harbour
- Allocated Parking
- 3 Reception Rooms
- Generous Rear Garden
- Council Tax Band: TBC

Guide Price £495,000

SITUATION

The property is located less than a mile from the picturesque and historic fishing port of Boscastle, in an elevated position within the valley enjoying rural outlooks to the rear. 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 the Cornish towns of Camelford, Bude, Wadebridge and Launceston. At 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

A detached property offering a versatile layout with 4/5 bedrooms, a kitchen/breakfast room and 2 large reception rooms. Built of standard construction with a slate tiled roof in 1990's, the property has been improved in areas with some uPVC windows to the front elevation alongside original wooden double glazed windows to the sides and rear, recently updated bathrooms with contemporary suites and an upgraded oil tank. The property has an allocated parking space, generous gardens and is being offered for sale with no onward chain.



ACCOMMODATION

The property offers spacious and well proportioned accommodation throughout and is presented in good decorative order, many of the rooms with fitted shutters included in the sale. A large entrance hall with a slate tiled covered porch adjoins the ground floor hallway with a cloakroom and w/c. The kitchen/breakfast room has a range of refurbished wooden units and integrated appliances which include a dishwasher, double oven and oil fired Rayburn. There is various space and plumbing for additional white goods, 2 large store cupboards and 2 doors to the side and rear gardens. The dining room enjoys a dual aspect with windows to the front and side, similar to the sitting room which has an open fireplace for added warmth and comfort. To the rear of the sitting room is an additional ground floor guest bedroom or study, with windows to the rear.

The first floor presents 3 double rooms and generous single room, all with fitted wardrobes. The principle bedroom with a contemporary en-suite shower room whilst the other bedrooms are serviced by the family bathroom, updated with a contemporary bathroom suite and separate shower cubicle. There is a large landing with an airing cupboard and separate cupboard housing the hot water tank. The property is currently presented fully furnished and the sellers are open to negotiating the sale of some items of furniture by separate agreement.

OUTSIDE

The property is accessed via steps that lead from fore street through a gated entrance and the front gardens. The front gardens are mainly laid to lawn with feature flower beds and mature shrubs. Pathways lead down either side of the property for access and maintenance, to the rear garden which is predominantly level and laid to lawn. The rear garden is a generous size for families, children and pets to enjoy with space for garden furniture, play equipment and a lower decked area to enjoy the views through the valley. The size also allows for for the possibly to extend the property, subject to the necessary planning permission and consents, including that of the neighbouring property.

SERVICES

Mains electricity, water and drainage. Heating via oil fired Rayburn, open fire and night storage heaters. 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. The property is sold subject to all local authority charges.

VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

DIRECTIONS

From the A39, Atlantic Highway, take the B3266 into Boscastle. At the cross roads, just before the Napoleon Inn on the left and Doctors surgery on the right, turn right into Fore Street and the property will be found on the right hand side just before the entrance to Bottreaux Castle. Note: The allocated parking space is in the community centre, only 30 meters from the property.

what3words (property) - [///cakewalk.driftwood.launcher](#)

what3words (parking) - [///estimates.slowly.eyelid](#)



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		70
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	37	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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