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Hildene Cottage



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

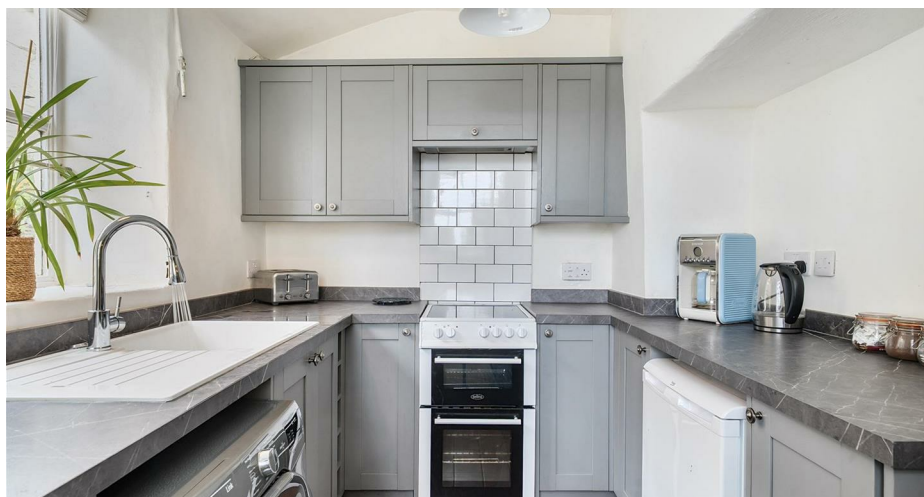
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## A comfortable and charming Cornish Cottage in the heart of Boscastle

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- Character and Comfort
- Beautifully Presented Interior
- Three Double Bedrooms
- Close to Amenities
- No Onward Chain
- Investment Opportunity
- Freehold
- Council Tax Band: D

Guide Price £269,000



### SITUATION

The property is situated within the thriving and self-sufficient North Cornish Coastal village of Boscastle positioned only a short stroll from the renowned Napoleon Inn. Boscastle lies within an area of outstanding natural beauty 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. Positioned along the rugged North Cornish Coastline, the village has nearby access to the fantastic South West Coast Path which stretches along the coastline and provides access to a number of coastal walks and beaches. The A39 is some 4.6 miles distant allowing access to the towns of Bude, Camelford and Wadebridge, all of which provide a more comprehensive range of shopping and sporting facilities.

### DESCRIPTION

A charming Grade II Listed cottage offering a rare opportunity to own a piece of Cornish history. Whether you're seeking a full-time residence, a second home, or an investment with holiday letting potential, this rare and characterful property presents an exceptional opportunity in a truly special setting.

### ACCOMMODATION

A slate paved pathway leads to the main entrance, where the accommodation is presented in excellent decorative order throughout. The property boasts three generously sized double bedrooms, alongside beautifully proportioned living spaces, an updated modern kitchen and stylish family bathroom which blends traditional charm with comfortable, modern living. Original features include exposed wooden beams, feature fireplaces, exposed stone work and single glazed wooden windows.

### OUTSIDE

The property is approached directly from High St in Boscastle, where there is on road parking within the vicinity. There is a small area directly outside the entrance with a bench for seating, whilst access to Boscastle Harbour can be via public footpaths for a scenic walk with stunning coastal outlooks, or via the main routes into the harbour.

### SERVICES

Mains electricity, water and drainage. Electric wall heaters and wood burning 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. The property is sold subject to all local authority charges.

### VIEWINGS

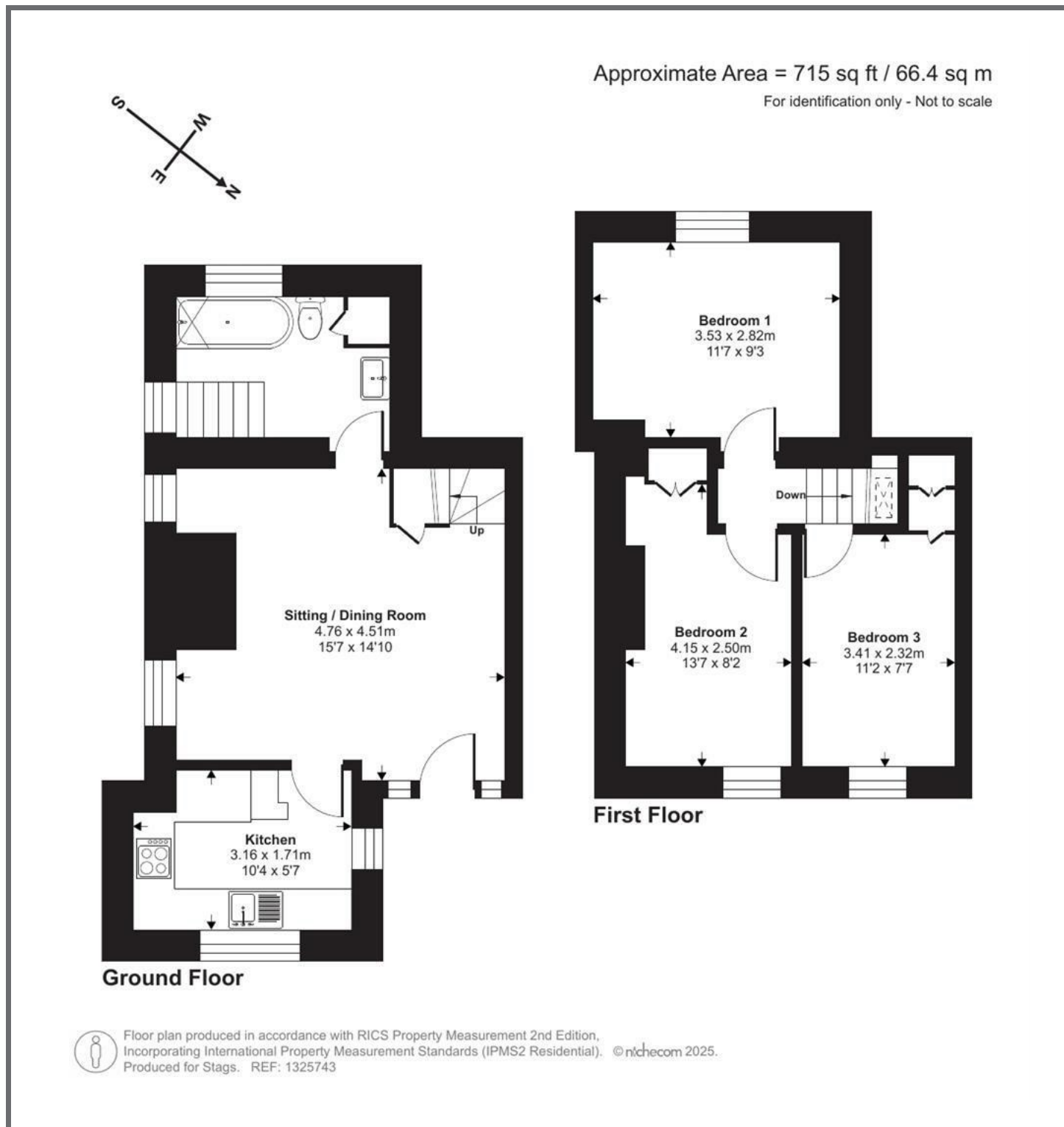
Strictly by prior appointment with the vendors' appointed agents, Stags.

### DIRECTIONS

From the centre of Boscastle Harbour, proceed out of the village on the B3263 and at the top of the village, turn left signposted towards Camelford and Napoleon Inn. Proceed for a short distance and take the first right immediately after Bottreaux House onto High Steet. Continue passing The Napoleon Inn on the right hand side where the property will be located on the right.

what3words.com:  
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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                    |         |           |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| (92-100) A                                  |         | 90        |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (48-54) E                                   |         |           |
| (35-47) F                                   | 26      |           |
| (2-34) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales EU Directive 2002/91/EC     |         |           |

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