



4 Penally Terrace



4 Penally Terrace

, Boscastle, Cornwall, PL35 0HA

Boscastle Shops 0.2 - Tintagel 4.0 miles - Bude 14.6 miles

A charming and well presented character cottage with fantastic views over Boscastle harbour and within walking distance of the shops and pubs.

- Prime harbourside setting & Stunning views
- 4 bedrooms
- 2 shower rooms
- Council Tax Band: Business Rates
- Established holiday let income
- 2 reception rooms & kitchen
- Carport parking
- Freehold (flying freehold over the carport)

Guide Price £725,000

Situation: Occupying a truly enviable south-facing position with uninterrupted views across the harbour, this charming character home offers an exceptional opportunity to secure one of the finest waterfront locations available in Boscastle.

Description: A charming mid-terrace cottage with characterful wooden windows, enjoying a delightful outlook over Boscastle harbour.

Accessed via a traditional four-panel entrance door, the property opens into a slate-floored lobby leading into a welcoming entrance hall. Slate flagstones and original pitch pine doors set the tone, blending period charm with coastal living.

To the front of the home, the sitting room boasts harbour views, a wood-burning stove set within a chimney recess, and slate flooring. Adjacent, the dining room offers a cosy atmosphere with stripped floorboards, another wood-burning stove, and elegant ceiling corning.

To the rear lies the kitchen, fitted with shaker style units, granite worktops, and space for appliances, opening to the back of the property. To the other side of the hall is a shower room with a large walk-in rainfall shower, WC and wash hand basin.

The first floor is accessed via a turning staircase, filled with natural light from a roof window above. There are four spacious bedrooms—three of which enjoy breath-taking views across the harbour. Each bedroom retains original features such as exposed painted floorboards and period fireplaces. A generously proportioned bathroom features a double-ended bath, separate shower enclosure, and tasteful tiling.

To the front, a beautiful stone terrace provides a front-row seat to harbour life. To the rear, a private carport and storage area is accessed via a shared yard, offering valuable off-road parking or additional space. Additional parking is available to the front of the cottage for 2 vehicles.

Services: Mains electricity, water, and drainage. Storage and Rointe electric heaters. Broadband: Superfast and standard ADSL, Mobile signal: Voice and Data available (Ofcom). Please note the agents have not inspected or tested these services.

Directions: [what3words.com: ///cherubs.tooth.formed](http://what3words.com:///cherubs.tooth.formed)





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.



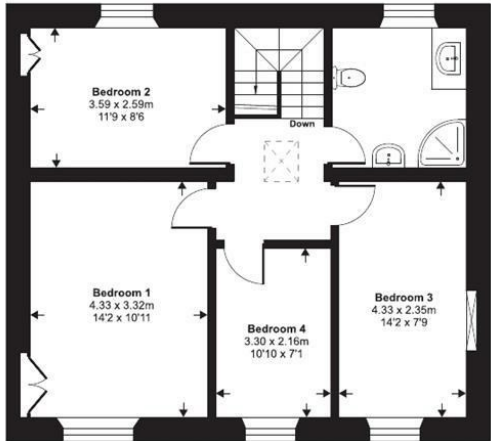
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(41-54) E		
(21-38) F	55	55
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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

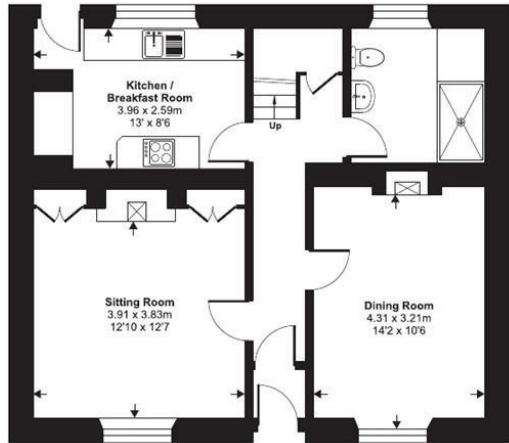
launceston@stags.co.uk
01566 774999



Approximate Area = 1312 sq ft / 121.8 sq m
For identification only - Not to scale



First Floor



Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1268339



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