



Penally Hill
Boscastle



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Guide Price £429,950



A rare opportunity to purchase a three/four bedroom detached bungalow situated on the edge of the sought after Coastal village of Boscastle. The property is set in an elevated position and features a generous plots with gardens wrapping around the rear and both sides alongside driveway parking and a garage. NO ONWARD CHAIN.

The property features spacious living accommodation which includes an en-suite master bedroom, open-plan kitchen and dining room and a dual aspect living room with high floor to ceiling windows. The accommodation includes an entrance porch and a door into the hallway with double cloaks cupboard alongside cloakroom with WC. There is a door into the living room which has two windows to both the front and side and a stone fireplace. To the side there is a separate dining room or fourth bedroom with patio doors to the garden.

There is an open-plan kitchen and dining room with a window to the side and a door to the other side with the oil fired central heating boiler. There are 3 bedrooms with the master bedroom en-suite with a family bathroom. There is a driveway pull in at the front where there is a single garage and steps lead up to the main garden which is at the side and features some lovely views. There is a pathway that runs around the bungalow with further gardens to the other side.

The property is within walking distance of the local shops, restaurants and Boscastle Harbour with its wonderful Coastal scenery and great walks.



Situation

Boscastle, with its own Elizabethan Harbour is impressively situated amidst dramatic cliffs and dates from the mid 16th Century. For many years the Harbour served the inland town of Launceston as a Port, the two being linked by pack-horse and wagon transport. Slate and corn were shipped from the 16th Century pier. The North Cornwall coast path along the cliffs from Boscastle to Tintagel is considered one of the finer walks in England. The Harbour and much of the hinterland is now within the control of the National Trust; the village of Boscastle offers a traditional range of shops and local amenities including popular Pubs, places of worship, etc. Tintagel is some 3 miles whilst the North Cornish coastal resort of Bude is some 15 miles. The Cathedral City of Exeter with its inter city rail and motorway links is approx 60 miles whilst Okehampton and Dartmoor are approx. 40 miles. The market town of Holsworthy is approx 22 miles. The A30 dual carriageway now extends from Exeter to Launceston and beyond.

Directions

The postal code for the property is PL35 0HF.

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Porch
5'10" x 4'10" (1.78m x 1.48m)

Hallway

Living Room
16'7" x 12'2" (5.08m x 3.73m)

Dining Room
12'3" x 6'6" (3.74m x 2.00m)

Kitchen / Diner
21'2" x 9'8" (6.47m x 2.96m)

WC
6'7" x 3'2" (2.02m x 0.98m)

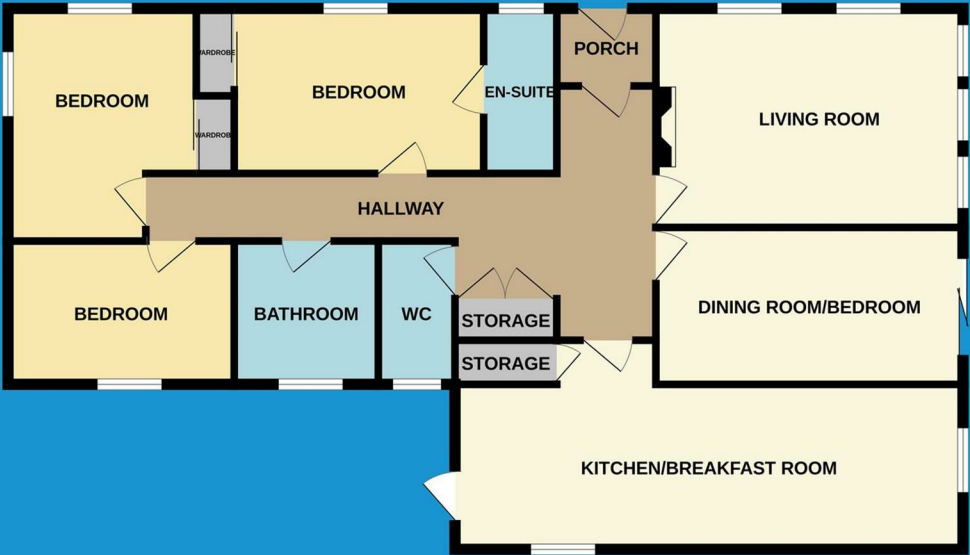
Bedroom 1
12'1" x 10'0" (3.70m x 3.05m)

En-suite
9'3" x 3'10" max (2.83m x 1.18m max)

Bedroom 2
15'5" x 8'11" (4.71m x 2.74m)

Bedroom 3
9'9" x 6'8" (2.99m x 2.04m)
To the front of the wardrobe.

Services
Mains Electricity, Water and Drainage
Council Tax Band D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	47	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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