

HILLSBOROUGH

BOSCASTLE

JB ESTATES
EST. 1971



HILLSBOROUGH

Penally Hill, Boscastle, PL35 0HH

A rare opportunity to secure three attractive and versatile Cornish stone cottages with dramatic ocean and countryside views. Located at Hillsborough and situated on a picturesque and unspoiled section of the North Cornwall coastline - all three properties are currently holiday lets, presented to a very high standard throughout and set within beautifully landscaped grounds with plenty of private parking, bordered by traditional Cornish hedging.

- The Old Farmhouse - An immaculately presented C.18 Grade II listed farmhouse with 4-bedrooms, private garden, and patio. EPC Band E.
- The Hayloft - A charming converted 3-bed self catering holiday barn with lawn and a patio garden. EPC Band D.
- The Boatshed – A detached 1-bedroom annexe with private enclosed garden and raised terrace. EPC Band E.
- Located within minutes of the North Cornwall coast and all it has to offer and less than 200 meters from the Southwest Coast Path
- In all approx. 257.2 sq.m (2,768.9 sq. ft) of Property excluding outbuildings. Set in approx. 0.4 acres of land with driveway parking for multiple vehicles.

Boscastle Harbour 0.9 miles, Bossiney cove 4 miles, Crackington Haven 5.7 miles, Trebarwith strand 7.7 miles, Widemouth Bay 11.3 miles, Bude 13.8 miles, Port Isaac 13.1 miles, Polzeath 17 miles, Wadebridge 17.3 miles, Bodmin Parkway Train Station 23.6 miles, Newquay Airport 29.5 miles, Truro 42.2 miles.

Viewings by appointment only

Guide Price £1,150,000

FREEHOLD - Unrestricted





THE OLD FARMHOUSE

The original farmhouse at Hillsborough is a beautiful Grade II listed, two-storey double fronted cottage. Built of Cornish stone and set in a South facing position, the property has well-proportioned living accommodation with a timeless kitchen/breakfast room boasting far reaching views of the sea and coastline. Benefitting from many traditional features such as original slate flagstone flooring and exposed beams, the farmhouse radiates character and charm. There is a practical utility room, separate dining room with inglenook, two reception rooms, one of which has glazed doors leading out onto a private enclosed garden. The first floor comprises four spacious bedrooms, one of which benefits from sea views, along with a family bathroom. There is scope to convert one of the ground floor reception rooms into a further bedroom if desired.

ACCOMMODATION

GROUND FLOOR: Entrance porch | Hallway with three steps down to an open plan traditional kitchen breakfast room with far reaching views of the sea and coastline, slate flagged floor, beams and Cornish apron sink, glazed door to patio | Dining hall | Cosy living room with fireplace, electric stove, and countryside views | Utility room | Second reception room with exposed beams, patio doors and sea views | Family shower room.

FIRST FLOOR: Three double bedrooms | Single bedroom | Family Bathroom with separate shower.

OUTSIDE

The Old Farmhouse has a south facing front garden. Access to the property is from the western side and is shared with The Hayloft, with plenty of parking for both properties alongside a garage with a utility room at the rear. To the rear, there is a large, well-maintained enclosed lawn with far reaching views of the ocean and coastline. There are two sea facing patio areas, one accessed from the kitchen/breakfast room, the other is accessed from the living room.

SERVICES

Mains water and electricity. Oil fired central heating. Private drainage.





THE HAYLOFT

Recently converted to a high standard, the Hayloft is a delightful two-storey detached barn conversion with spacious and comfortable living areas throughout. Comprising reverse living accommodation to make the most of the sea and countryside views with a vaulted open plan living room running the full length of the first floor. A log burner with a beautiful brick surround divides the kitchen and dining area from the sitting area. There are two double bedrooms (one en-suite) and a twin room on the ground floor, as well as a family bathroom.

ACCOMMODATION

FIRST FLOOR: External steps leading up to | Entrance into open plan kitchen/dining/living room | Internal staircase down to

GROUND FLOOR: Tiled Hallway with glazed door out to private enclosed garden and patio | Two double bedrooms (one en-suite) | Twin bedroom | Family Bathroom

OUTSIDE

The Hayloft is accessed via a shared drive with parking for several vehicles. The property has a sunny patio to the rear of the property as well as a private enclosed lawned garden with uninterrupted views of the ocean, the rugged Cornish coastline and the surrounding countryside.

SERVICES

Mains water and electricity. Oil fired central heating. Private drainage.





THE BOATSHED

This former barn has been sympathetically converted into self-contained studio that benefits from far reaching views of the sea across Cornish countryside. Offering a high standard of accommodation and set back from the main Farmhouse and accessed via its own private driveway, The Boatshed offers an open plan kitchen, living and bedroom with exposed beams and floor to ceiling glazing.

OUTSIDE

The Boatshed has separate parking with a footpath access to the property. To the rear, it benefits from dramatic sea and countryside views from the elevated terrace and coastal inspired patio garden.

ACCOMMODATION

Entrance leading into | Open plan kitchen, living room and bedroom area with sea views
| En suite bathroom | Full height glazed patio doors lead out to a patio and sunny elevated decking with glass balustrade and uninterrupted sea views.

SERVICES

Mains water and electricity.
Electric central heating.
Private drainage.



LOCATION

Hillsborough Farm is situated less than 1 mile from the picturesque natural harbour village of Boscastle. Nestled within the Valency Valley, the village is one of the most renowned and desirable coastal locations on the north Cornish coast. With plenty to explore such as the pretty harbour, local pottery, and art galleries as well as a Museum of Witchcraft there is a good range of cafes and public houses, including The Rocket Store restaurant. The surrounding coastline offers some of Cornwall's most dramatic and picturesque scenery which can be enjoyed from the ever-popular Southwest Coast Path. Tintagel is approximately 4.5 miles to the south-west, while a similar journey to the east will bring you to the superb sandy surfing beach at Crackington Haven. Port Isaac is about 12.5 miles away with Nathan Outlaw's seafood restaurants. A few miles further down the coast lies the Camel Estuary with Rock and Padstow sitting proudly on either side of the river. The estuary provides a playground for sailors, water ski and windsurf enthusiasts, with excellent surf available at nearby Polzeath. Both locations offer a wide variety of bars, cafes and highly sought-after restaurants including Rick Stein's and Paul Ainsworth's restaurants in Padstow and Paul Ainsworth's pub, The Mariners, in Rock. Golfers are spoilt for choice; Bowood Park is located just 7.5 miles from the property whilst The Point and St Enodoc Golf Club can be reached within 30 minutes by car.



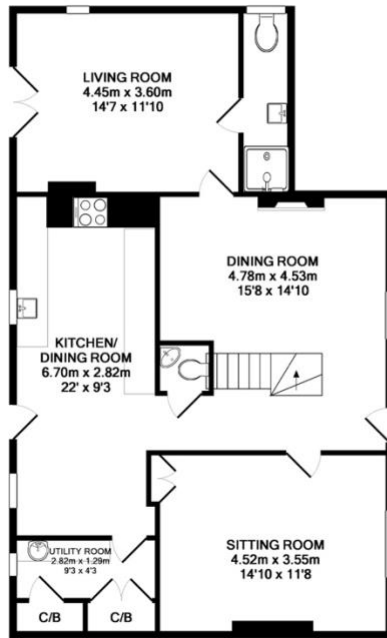
HILLSBOROUGH FARM

TOTAL APPROX. FLOOR AREA 257.2 SQ.M (2,768.9 SQ.FT)

The Farmhouse 142.5 Sq.M (1530.9 Sq.Ft)

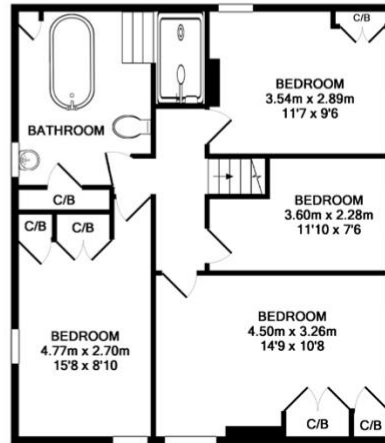
The Hayloft 86.9 Sq.M (936 Sq.Ft)

The Boatshed 27.8 Sq.M (302 Sq.Ft)

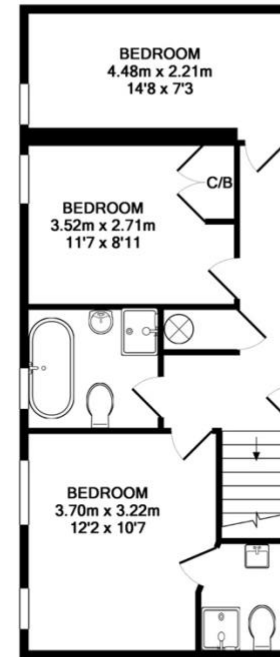


GROUND FLOOR
APPROX. FLOOR
AREA 81.1 SQ.M.
(873 SQ.FT.)

THE FARMHOUSE

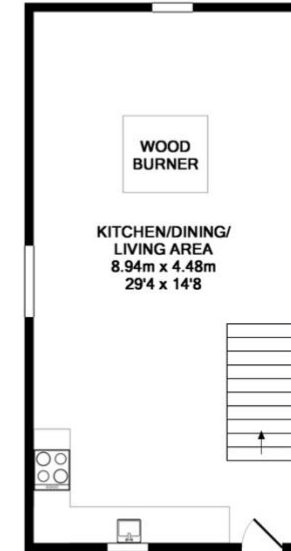


1ST FLOOR
APPROX. FLOOR
AREA 61.4 SQ.M.
(661 SQ.FT.)

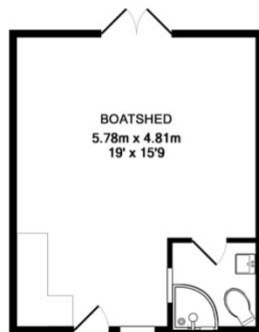


GROUND FLOOR
APPROX. FLOOR
AREA 46.9 SQ.M.
(505 SQ.FT.)

HAYLOFT



1ST FLOOR
APPROX. FLOOR
AREA 40.0 SQ.M.
(431 SQ.FT.)



BOATSHED

APPROX. FLOOR
AREA 27.8 SQ.M.
(299 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission, or mis statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.