Bottreaux House

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Boscastle, Cornwall, PL35 0BG

Boscastle Harbour 0.8 miles - Launceston 17.7 miles - Bude 15.3 miles

A substantial former guest house offers versatile accommodation in a superb coastal village

- Former Guest House
- 7 En-suite Bedrooms
- Character Features
- Freehold
- Popular Coastal Location
- Annexe with 2 En-suite Bedrooms
- Ample Off Road Parking
- Council Tax: Business Rates & A

Guide Price £535,000

SITUATION

The property occupies an elevated position within the thriving and self-sufficient North Cornish Coastal village of Boscastle. Boscastle has a diverse range of facilities including a doctors surgery, primary school, community centre, post office, general stores, a bakery and newsagent together with public houses, restaurant and various boutiques.

Further amenities are available at Bude, Wadebridge and Launceston. At Launceston, there is access to the A30 which links the cities of Truro to Exeter. At Exeter there is access to the M5, mainline railway station (serving London Paddington) and an international airport.

DESCRIPTION

A rare and exciting opportunity to acquire a former guest house within the village of Boscastle, offering a 7 bedroom main house with a 2 bedroom annexe which was formerly used as the owners accommodation. The property would benefit from cosmetic upgrading throughout.

ACCOMMODATION

The spacious and extensive accommodation is clearly identified on the floorplan overleaf and briefly comprises; 3 large reception rooms, currently laid out as a dining and sitting room with steps up to a further reception room which has a bar and two WC's.
The inner hall leads to a laundry room, utility, store room and kitchen which has a large range of cupboards and work surfaces, sink and cooker. The rear door leads out to the car park and an additional outside store.

The first floor offers 4 en-suite bedrooms, each with differing aspects and some benefitting from the elevated position of the property with views over the village and across to the sea.
Two separate staircases lead to two second floors, one with 2 further en-suite double bedrooms and the second, a further en-suite double bedroom.

ANNEXE

The annexe was formally used as the owners accommodation when the main house was used as a guest house and is accessed via external stairs from the property's car park. The accommodation comprises; an open plan sitting/dining room, kitchen, double bedroom with an en-suite shower room and dressing area, upstairs is a further double bedroom with an en-suite bathroom with a bath, shower, WC and a wash hand basin.

Formally access between the main house and annexe was via the store room into the first floor landing of the main house, this therefore offers scope, should one desire and subject to any necessary consents.

OUTSIDE

Drive leads into the property's car park which provides parking for 6 vehicles.

SERVICES

Mains electricity, water and drainage. Oil fired central heating. Broadband available: Superfast and Standard ADSL. Mobile signal coverage: Voice and Data available (Ofcom). Please note the agents have not inspected or tested these services.

VIEWINGS

Strictly by appointment with the vendor's appointed agents, Stags.

DIRECTIONS

From the B3266 proceed into the top of the village of Boscastle where the property can be found on the left hand side clearly identified by a Stags for sale board.

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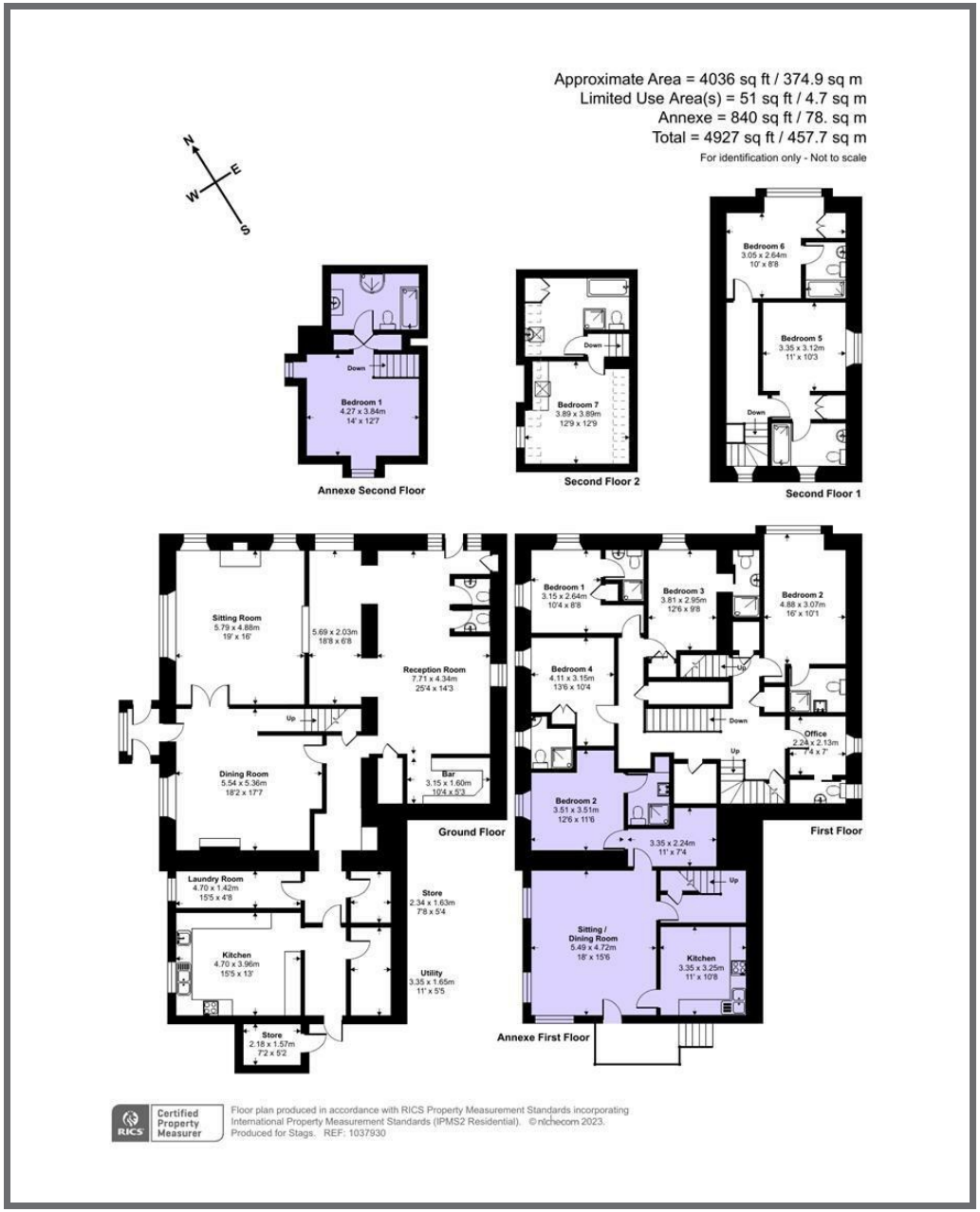
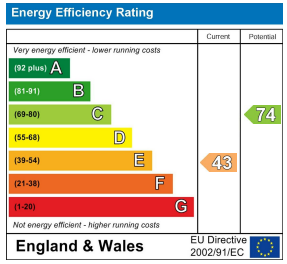
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.





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