



St Lucia

Tintagel Road, Boscastle, PL35 0DT

KIVELLS

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£450,000 Guide Price

Detached, two-bedroom bungalow enjoying stunning sea and countryside views

A highly sought after coastal location where properties rarely come to market

Set within a generous plot with gardens to the front and rear, together with ample off-road parking

Benefitting from a garage, useful storage sheds and a static home within the grounds

Within easy reach of village amenities including shops, cafés and public houses

EPC Rating: TBC





Description

Situated on the outskirts of the highly sought-after North Cornish coastal village of Boscastle, this detached two-bedroom bungalow enjoys stunning sea and countryside views in a location where properties rarely come to market.

Built in the 1920s and occupied by the current owners for over twenty years, the property offers well-balanced accommodation briefly comprising a living room, dining room, kitchen, sun room, two bedrooms, WC and bathroom. Externally, the property benefits from substantial gardens to both the front and rear together with ample off-road parking. There is also a garage, useful storage sheds, and a static home situated within the grounds, offering excellent versatility and additional potential.

Boscastle itself is renowned for its picturesque harbour, dramatic coastline, and strong sense of community, with a range of village amenities including shops, cafés, public houses, and restaurants all within easy reach. A viewing comes highly recommend.

Situation

The property is situated along Tintagel Road on the outskirts of the thriving and self-sufficient North Cornish coastal village of Boscastle, renowned for its picturesque harbour and dramatic coastal scenery. The village offers a comprehensive range of amenities including a health centre, primary school, community centre, post office, general stores, bakery, newsagent, and petrol station, together with a selection of public houses, restaurants, cafés, and independent boutiques.

Further amenities can be found in the nearby towns of Bude, Wadebridge, and Launceston. From Launceston, there is convenient access to the A30 dual carriageway, providing links to the cathedral city of Exeter and the city of Truro. Exeter also offers access to the M5 motorway, a mainline railway station with services to London Paddington, and an international airport.

Accommodation

ENTRANCE

Entrance via an obscure uPVC double-glazed door into:

PORCH

Tiled flooring with space for coats and shoes. Door leading into:

HALLWAY

Fitted carpet and radiator.

LIVING ROOM

A well-proportioned reception room with space for a range of living room furniture. A fireplace creates an attractive focal point, complemented by alcove shelving to either side. Bay window to the front elevation enjoying superb views towards the coastline and surrounding countryside. Fitted carpet and radiator.

DINING ROOM

Space for a dining table with fitted cupboards providing useful storage. Window to the rear elevation. Fitted carpet and radiator.

KITCHEN

A dual-aspect room with windows to the front and side elevations enjoying views towards the coast. Fitted with a range of eye and base-level units with work surfaces over and a stainless steel 1.5 bowl inset sink. Integrated electric hob with extractor hood over and Bosch eye-level oven. Space for a freestanding fridge/freezer, dishwasher and washing machine. Vinyl flooring, loft hatch access, radiator and obscure uPVC door providing access to the garden.

BEDROOM ONE

A spacious double bedroom featuring fitted wardrobes and a feature fireplace. Ample space for a king-size bed together with additional bedroom furniture. Bay window to the front aspect enjoying far-reaching sea and countryside views. Fitted carpet and radiator.

BEDROOM TWO

A further double bedroom with feature fireplace and space for a range of bedroom furniture. Window to the side elevation enjoying views towards the sea and open countryside. Fitted carpet and radiator. Door into:

SUN ROOM

A versatile dual-aspect room with windows to the rear and side elevations together with French doors opening onto the garden. Vinyl flooring, radiators, and access to a large storage cupboard.

WC

Comprising a WC and hand wash basin. Obscure window to the side elevation. Fitted carpet and heated towel rail.

BATHROOM

A four-piece suite comprising a shower with glass shower screen, bath, WC and vanity unit with inset wash basin. Velux window to the rear elevation. Spotlighting, tiled flooring, fully tiled walls and a heated towel rail.



OUTSIDE

To the front of the property, there is ample off-road parking together with attractive gardens enjoying far-reaching views towards the coast. The gardens are enclosed by mature hedging and fencing, providing a good degree of privacy.

To the rear, there are further well-established lawned gardens, planted areas and fish pond, along with a greenhouse, storage shed and access to the garage.

GARAGE

Up-and-over garage door. Power connected.

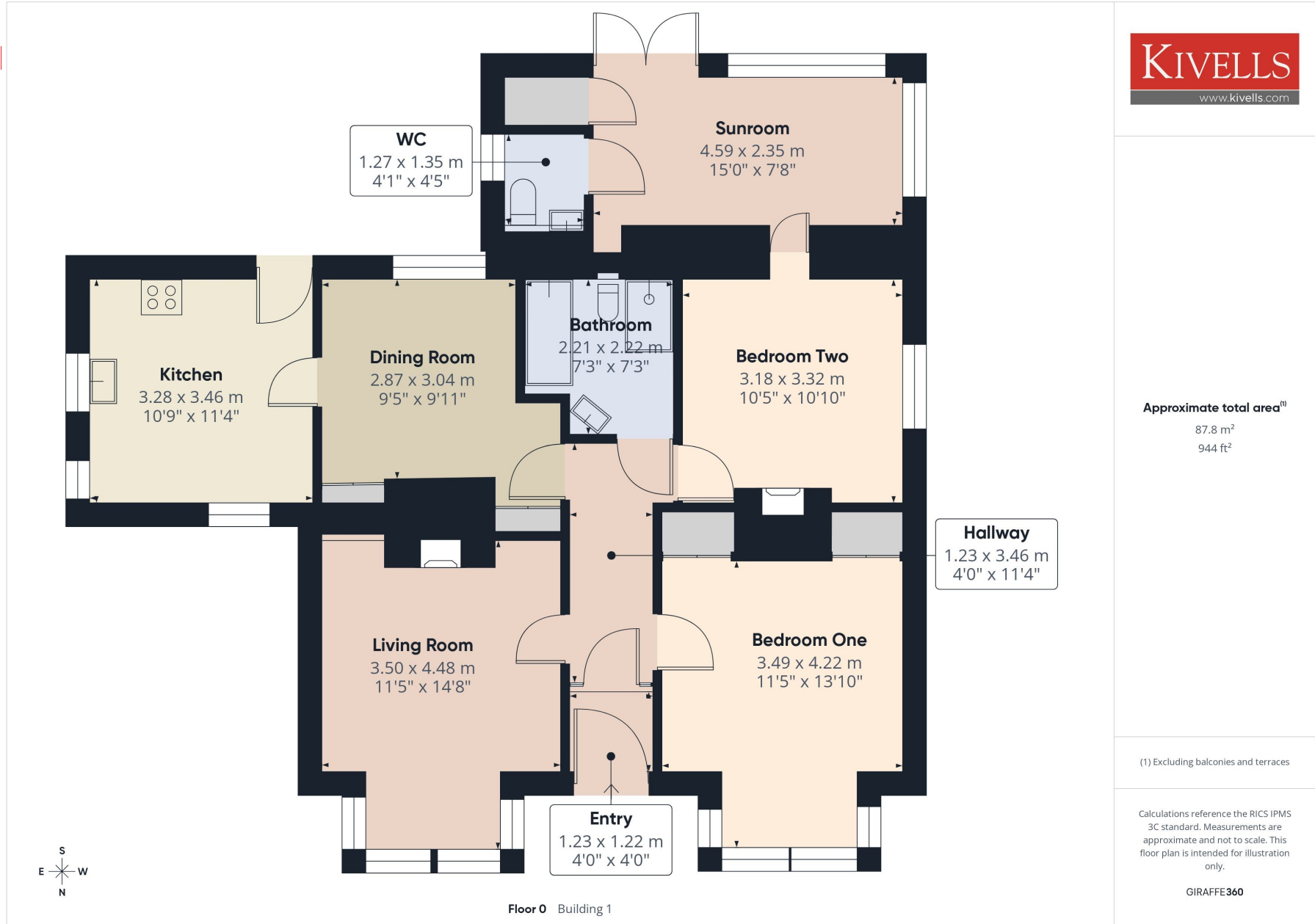
STATIC HOME

A static home is also included within the sale, offering useful additional storage and ancillary accommodation. The unit benefits from a gas fire and cooker, with further photographs available upon request.



Floor Plan

Floor plan for identification purposes only, not to scale



Services

Mains water, electricity and drainage. Oil-fired central heating.

⚡ EE Rating - TBC

£ Council Tax Band - D

/// Directions

What3Words – scope.udder.haystack

🏠 Virtual Tour

Available upon request.

Viewings strictly by appointment only

Please ring **01288 359999** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.

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