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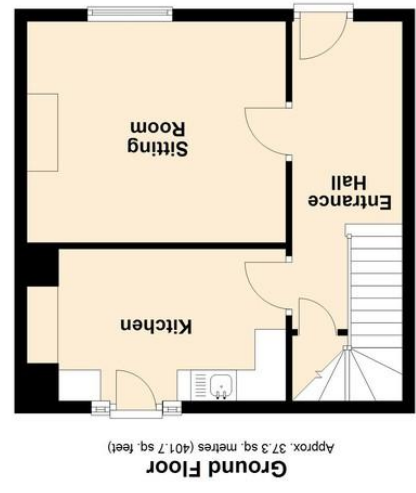
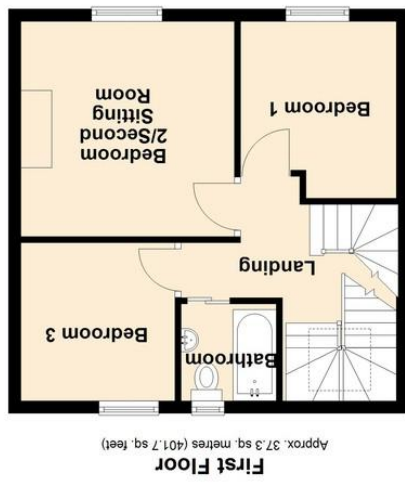
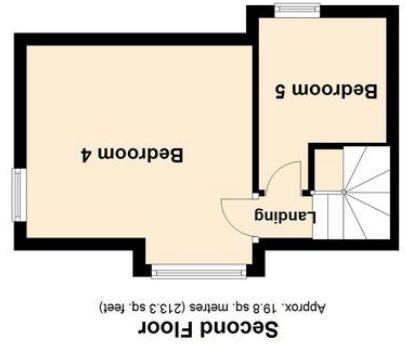
Energy Efficiency Rating	
Current	Potential
81	81
Not energy efficient - lower running costs (92+) A (81-91) B (69-80) C (55-68) D (39-54) E (13-38) F (1-20) G	

DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the information shown in photographs and are NOT included unless specifically mentioned in the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide.



Total area: approx. 94.5 sq. metres (1016.7 sq. feet)



*The Property Professionals...*



# Clifton House, Dunn Street

Boscastle, Cornwall, PL35 0AA

Price £415,000

- Charming and deceptively spacious period property
- Found in the heart of Boscastle, walking distance of the quaint harbour and shops
- Sitting room with polished slate fireplace, kitchen with slate flagstone flooring
- Five bedrooms and a bathroom
- Pretty front garden with a gravelled seating area and planted borders and tiered terrace gardens to the rear



# Clifton House, Dunn Street

Boscastle, Cornwall, PL35 0AA

Price £415,000

Clifton House is a charming and deceptively spacious period property, found in the heart of Boscastle where you can explore the quaint harbour, historical sites, and an array of local shops and cafés.

This characterful home offers accommodation over three floors with a welcoming entrance hall which features a mix of part exposed floorboards and traditional flagstone flooring, cosy sitting room with a beautiful, polished slate fireplace, fitted kitchen with feature old, exposed stone fireplace with inset range cooker and slate flagstone flooring. On the first floor there are three bedrooms and a bathroom, whilst on the second floor a further two bedrooms.

Externally, a pretty front garden with a gravelled seating area and planted borders, while the rear presents tiered terrace gardens with an enclosed courtyard, an outside boiler house, and steps that lead to the upper garden and a pedestrian gate opening on to New Road. Available with no onward chain.

## ENTRANCE HALL

Entering via a wooden door to the entrance hall with stairs ascending to the first floor, part exposed floorboards, part slate flagstone flooring, radiator and doors serve to storage cupboard. Doors serve the following rooms:-

## SITTING ROOM

**13' 9" x 11' 9" (4.19m x 3.58m)** A spacious reception room with wooden framed sash window to the front elevation overlooking the pretty front garden and Dunn Street. Picture rail, feature polished slate fireplace with slate hearth, exposed wooden floorboards and two radiators.

## KITCHEN

**11' 10" x 8' 1" (3.61m x 2.46m)** UPVC double glazed door to the rear elevation, leading out to the rear courtyard and garden. Slate flagstone flooring and radiator.

The kitchen is finished with a range of wall and base units with fitted square edge work surface, inset stainless steel sink and drainer, mixer tap and splash back, feature exposed chimney breast with inset electric range style cooker and splash and plumbing for washing machine.

## FIRST FLOOR

Velux window to the rear elevation, staircase ascending to the second floor, radiator and doors serve the following rooms:-

## BEDROOM ONE

**10' 5" x 9' 5" (3.18m x 2.87m)** A bright and spacious double bedroom with wooden framed sash window to the front elevation offering views along Dunn Street and the valley. Radiator.

## BEDROOM TWO

**11' 5" x 11' 1" (3.48m x 3.38m)** A bright and spacious double bedroom with wooden framed sash window to the front elevation offering views along Dunn Street and the valley. Feature fireplace with slate hearth and radiator.

## BEDROOM THREE

**8' 5" x 8' 2" (2.57m x 2.49m)** A single bedroom with wooden framed sash window to the rear elevation. Feature fireplace and radiator.

## BATHROOM

**5' 4" x 5' 1" (1.63m x 1.55m)** Wooden framed window to the rear elevation. Panel enclosed bath with electric shower and glass shower screen, wall mounted wash hand basin, WC and radiator.

## SECOND FLOOR

Door to useful storage cupboard and doors serve the following rooms:-

## BEDROOM FOUR

**12' 00" x 10' 3" (3.66m x 3.12m)** A bright and spacious dual aspect double bedroom with UPVC double glazed window to the rear elevation and wooden framed sliding window to the side. Recessed drawers, radiator and doors to loft storage.

## BEDROOM FIVE

**8' 11" x 7' 00" (2.72m x 2.13m)** A single bedroom with UPVC double glazed window to the front elevation, offering views along Dunn Street and across the valley. exposed wooden floorboards and radiator.



## BOILER ROOM

**3' 11" x 3' 11" (1.19m x 1.19m)** Floor standing oil-fired boiler.

## OUTSIDE

To the front of the property there is an attractive gravel courtyard area with established flower beds and overlook Dunn Street. To the rear there is a small rear stone courtyard with boiler room to the side and stone steps lead up to a small gravel area with space for washing line, oil tank and rear pedestrian gate opening onto New Road.

## COUNCIL TAX

Band C

## SERVICES

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

## TENURE

Freehold

**FREE  
SALES  
&  
LETTINGS  
MARKET APPRAISAL**

*Award winning*



## Directions

From Bude head south on the A39 signposted towards Wadebridge. Continue on the A39 passing through Wainhouse Corner and take the first right-hand turning to Boscastle. Follow the road all the way down into the centre of Boscastle, passing the entrance to the harbour and then ascend out of the village on New Road. Remain on this road until the top of the hill, turn left in front of the petrol station and take the second left into Fore Street. Follow this road, which is one way, down the hill and into Dunn Street, the property will be located a short distance along on the left hand side.

