



COLWILLS
the property professionals



Boscastle, Cornwall, PL35 0AA

£415,000



Clifton House, Dunn Street

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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 onto 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 worksurface, 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 serve 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 overlooking 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



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.

