





4 PENALLY TERRACE

Boscastle, Cornwall, PL35 0HA

Price £650,000

- Charming Grade II listed traditional Cornish cottage
- Harbour side location with picturesque views
- Sitting room and dining room with wood burners, kitchen
- Four generous bedrooms, family bathroom and separate shower room
- Private terrace seating area perched on the harbour side

Perched in one of Boscastle's most enviable spots, 4 Penally Terrace is a charming traditional Cornish cottage overlooking the village's historic harbour. Set within a small row of characterful old cottages on the sun-drenched, South-facing side, this Grade II listed home enjoys a wonderfully bright and peaceful setting.

Drift off to sleep to the soothing sound of the sea and wake each morning to the gentle movement of boats on the tidal waters below. The cottage's delightful terrace is the perfect place to relax, offering sweeping views across the quay and out to the open sea.

With the South West Coast Path just moments away, this idyllic retreat is ideally placed for exploring the dramatic coastline, nearby beaches, and the many attractions of North Cornwall and beyond.

The property offers an entrance porch and hall, sitting room with wood burner, dining room with wood burner, kitchen with granite work surfaces and ground floor shower room. On the first floor there are four generous bedrooms and a large bathroom.

Outside the charming terrace offers stunning views over the harbour and there is also a useful carport/storage area, making it perfect for both family living and seaside escapes.





DIRECTIONS

From our offices in 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, just before crossing the bridge, turn right and follow the lane to the newer, smaller bridge then bear up and to the right and the property will be located a short distance along on the right hand side.

ENTRANCE PORCH

Recessed four panel entrance door opens into the lobby with slate floor and further door into;

ENTRANCE HALL

Slate flag stone floor runs throughout the hall with original four panel pitch pine doors adding further charm. Stairs ascend to the first floor with storage under.

SITTING ROOM

12' 10" x 12' 7" (3.91m x 3.84m) Charming reception room with slate flag stone flooring, window to front elevation overlooking the harbour, chimney recess with wood burning stove and storage cupboards either side, part wall panelling, and electric radiator.

DINING ROOM

13' 00" x 10' 6" (3.96m x 3.2m) Cosy formal dining room again with window to front elevation overlooking the harbour, stripped wooden floor boards, wood burning stove in chimney recess with storage either side, ceiling cornice and night storage heater.

KITCHEN

11' 2 max" x 8' 6" (3.4m x 2.59m) Fitted with a matching range of wall and floor cupboards with granite work surface over, under mounted one and a half bowl sink with mixer tap over, space and plumbing for automatic washing machine and dishwasher, electric cooker point and space for fridge freezer. Slate flooring, window and door to the rear elevation.

SHOWER ROOM

8' 4" x 8' 1" (2.54m x 2.46m) Opaque wooden framed sash style window to the rear elevation. Large shower with fixed glass screen, mains fed shower with separate hand attachment, wash hand basin, WC, part panelling to the walls, wall mounted heated towel rail and slate tiled flooring.

FIRST FLOOR

Turning staircase ascends to the first floor landing with Velux roof window over and four panel doors serving the following rooms:-

BEDROOM ONE

14' 2" x 11' 1" (4.32m x 3.38m) Beautiful light and spacious principal bedroom, South facing window to front elevation enjoying the best of the sea views over the harbour. Exposed, painted floorboards, original inset fire and surround, built in wardrobe and electric radiator.

BEDROOM 2

14' 2" x 7' 8" (4.32m x 2.34m) South facing window to front elevation enjoying sea views over the harbour. Exposed, painted floorboards, original inset fire with surround and electric radiator.

BEDROOM THREE

10' 4" x 7' 00" (3.15m x 2.13m) South facing window to front elevation with sea views over the harbour. Exposed, painted floorboards. Access to loft space.

BEDROOM FOUR

11' 10" x 8' 6" (3.61m x 2.59m) Twin Bedroom with window to rear, exposed, painted floor boards, built in wardrobe and part sloping ceiling

BATHROOM

8' 6" x 8' 6" (2.59m x 2.59m) Generous bathroom with double ended bath, separate shower enclosure, low level WC, pedestal wash hand basin, part wall tiling, window to rear and

Velux roof window.

CARPORT

To the rear is an exceptionally useful carport/ storage area. This is accessed via a shared yard area.

OUTSIDE

To the front of the property is Cornish stone terrace, which is literally perched on the harbour side and enjoys the very best South facing views. It's the ultimate spot to unwind and watch the tide ebb and flow and the boats come and go.

COUNCIL TAX

Nil rate full Small Business Rate Relief

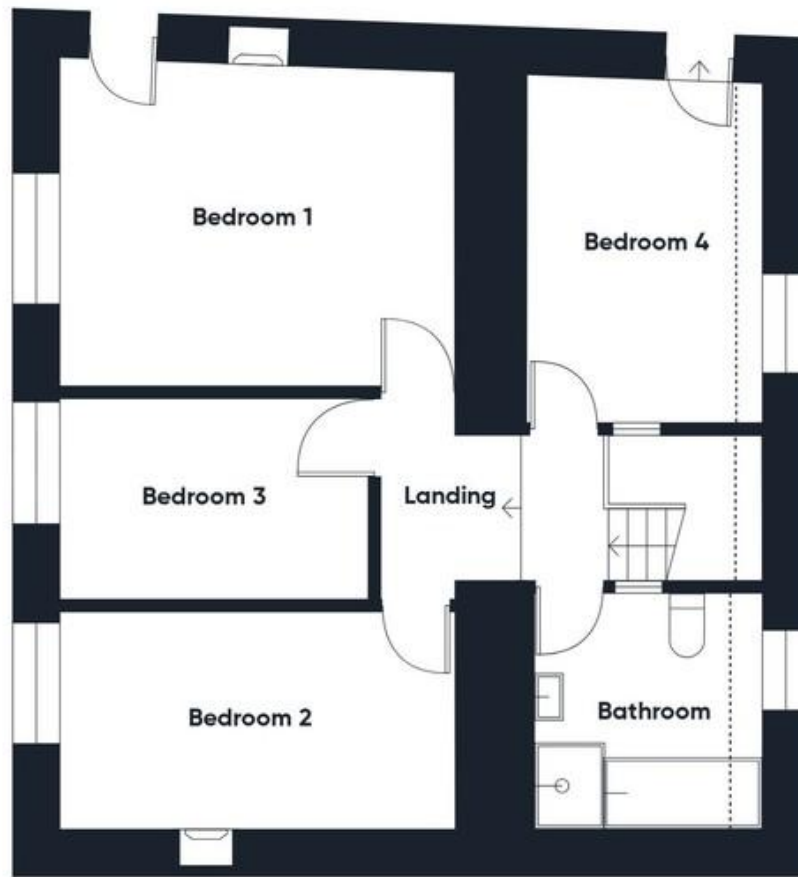
SERVICES

Mains electricity, water and drainage

TENURE

Freehold (flying freehold over the car port)





Approximate total area⁽¹⁾

1149 ft²

106.7 m²

Reduced headroom

22 ft²

2 m²





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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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