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











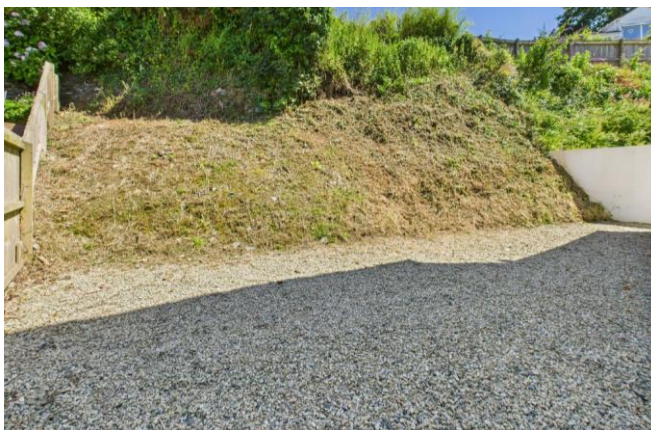


Total area: approx. 142.8 sq. metres (1536.6 sq. feet)
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Plan produced using PlanUp.

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Trekesten, 13 Bottreaux Rise

Boscastle, Cornwall, PL35 0AF

Price £365,000

- Brand new and energy efficient detached house
- Short stroll from the charming harbour and coastal path
- Spacious open plan kitchen living dining room
- Four double bedrooms, en-suite to the principal bedroom and separate bathroom
- Single garage, parking and enclosed garden. No onward chain

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Trekesten, 13 Bottreaux Rise

Boscastle, Cornwall, PL35 0AF

Price £365,000

Trekesten is a newly built, energy-efficient detached house featuring a 3kW solar panel system, situated in an exclusive development nestled in a serene hillside setting. A short walk from Bottreaux Rise takes you to the heart of Boscastle, where you can explore the quaint harbour, historical sites, and an array of local shops and cafés. With its peaceful atmosphere and proximity to scenic trails, Bottreaux Rise is an ideal location for those seeking a tranquil lifestyle in one of Cornwall's most beloved seaside villages.

This spacious home is arranged over three floors. The ground floor includes a covered porch, an entrance hall, cloakroom, and a generous open-plan kitchen dining room with french doors that open onto the rear garden. The first floor offers two double bedrooms, with the principal bedroom benefiting from an ensuite shower room, as well as a family bathroom. The second floor provides two additional double bedrooms.

Externally, there is an attached single garage, off-road parking, and a low-maintenance rear garden. This home is offered with no onward chain.

COVERED PORCH
A covered porch with inset lighting and composite door opens into:-

ENTRANCE HALL
A turning staircase ascends to the first floor, wall mounted consumer unit, electric radiator and oak doors serve the following rooms:-

CLOAKROOM
5' 4" x 9' 3" (1.63m x 2.82m) UPVC opaque double glazed window to the front elevation, pedestal wash hand basin, push button low flush WC and electric radiator.

OPEN PLAN KITCHEN LIVING DINING ROOM
24' 11" x 20' 1" (7.59m x 6.12m) A bright and spacious dual aspect multi zone room with a UPVC double glazed window to the front elevation, UPVC double glazed window and french doors to the rear overlooking and leading out to the gardens. Inset lighting, television point, telephone point and internet point and two electric radiators.

The kitchen is finished with a range of matching light grey gloss wall and base units with wood effect worksurface with matching upstand, inset stainless steel sink and drainer with mixer tap, inset electric hob with extractor hood, integrated high level electric oven, space and plumbing washing machine and space for freestanding fridge freezer.





Directions

From Bude head south on the A39 signposted towards Wadebridge. Continue on the A39 passing through Wainhouse Corner and take the first righthand 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 and remain on this as if heading towards Tintagel. As you are then about to leave the village of Boscastle take the turning on the sharp righthand bend. Turn right opposite the doctors surgery and just before High Street and the property will be located in the top left hand corner of the development.

FIRST FLOOR
A turning staircase ascending to the second floor, wall mounted electric radiator and oak wooden doors serve the following rooms:-

BEDROOM ONE
20' 1" x 10' 3" (6.12m x 3.12m) A spacious principal double bedroom with twin UPVC double glazed windows to the rear elevation overlooking the gardens. Built in double wardrobe, television point and electric radiator. Door to:-

ENSUITE
7' 2" x 4' 00" (2.18m x 1.22m) Double shower enclosure with mains fed shower, pedestal wash hand basin, push button low flush WC and a chrome wall mounted heated towel rail.

BEDROOM TWO
11' 9" x 9' 11" (3.58m x 3.02m) A spacious double bedroom to the front elevation, built in double wardrobe, television point and electric radiator.

BATHROOM
7' 10" x 5' 5" (2.39m x 1.65m) UPVC opaque double glazed window to the front elevation, panel enclosed bath with mixer shower attachment, glass shower screen, pedestal wash hand with light and shaver point above, push button low flush WC and a chrome wall mounted heated towel rail.

SECOND FLOOR
UPVC double glazed window to the stairwell and oak doors serve the following rooms:-

BEDROOM THREE
11' 1" x 10' 2" (3.38m x 3.1m) A spacious double bedroom with a UPVC double glazed window to the rear elevation overlooking the gardens and countryside. Television point and electric radiator. Door to:- storage cupboard with solar panel controls.

BEDROOM FOUR
14' 9" x 8'7 max' 5'3 min" (4.5m x 2.57m) A double bedroom with twin UPVC double glazed dormer windows to the front elevation overlooking the tree canopy. Door to eaves storage, television point and electric radiator. Door to cupboard housing the pressurised hot water cylinder.

GARAGE
17' 8" x 9' 00" (5.38m x 2.74m) Up and over door with PIR sensor for the lighting, power connected and pedestrian door to the rear.

OUTSIDE
To the front of the property there is off road parking in front of the garage for one vehicle. Side gate leads to the rear enclosed courtyard style garden which is laid to gravel for ease of maintenance.

COUNCIL TAX
Band E

SERVICES
Mains electricity, water and drainage. 3kW solar panel system

TENURE
Freehold. Estate service charge £40 PCM.





