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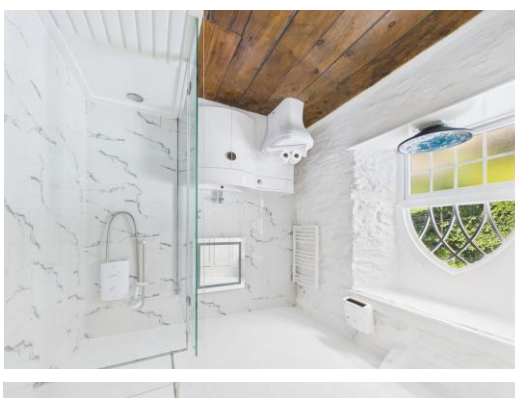
Energy Efficiency Rating	
Current	Potential
91	93

Very energy efficient - lower running costs
 (92+) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G
 Not energy efficient - higher running costs

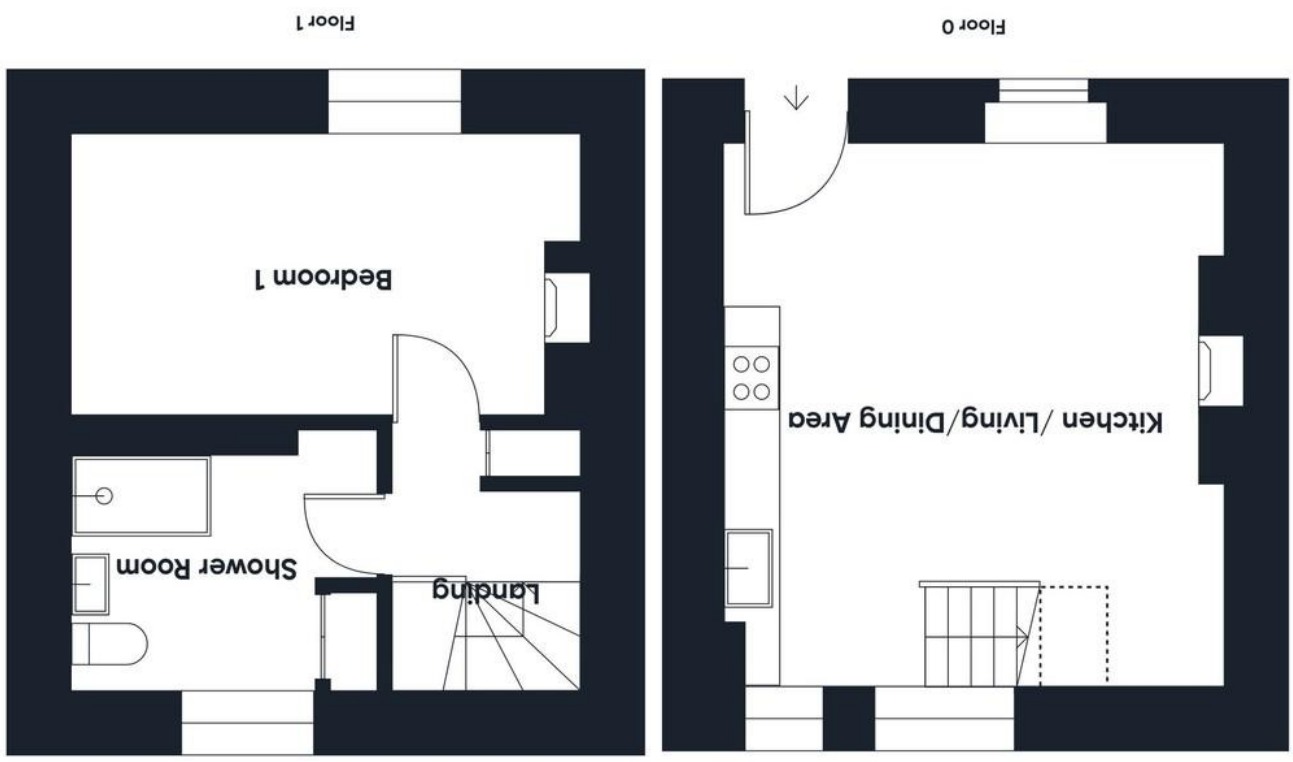
EU Directive 2002/91/EC
 England & Wales

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.



Approximate total area^m
 456 ft²
 42.4 m²
 Reduced bedroom
 5 ft²
 0.5 m²



The Property Professionals...



2 Penally Court

Boscastle, Cornwall, PL35 0HG

Price £250,000

- Charming Cornish cottage in popular Boscastle
- Walking distance of the famous harbour and coastal path
- Kitchen/living/dining room with slate flagstone flooring and wood burner
- One double bedroom with feature fireplace and shower room
- Pretty, low maintenance garden and a single garage



The property professionals

2 Penally Court

Boscastle, Cornwall, PL35 0HG

Price £250,000

A Charming Grade II Listed Cottage nestled on the edge of the picturesque and thriving village of Boscastle, this delightful Cornish cottage is just a short stroll from the iconic harbour and the scenic National Trust coastal path.

This beautifully presented, terraced cottage boasts timeless character, with a mix of whitewashed exteriors and traditional lime-pointed Cornish stone, all under a classic slate roof. Inside, the cottage features an inviting open-plan kitchen living and dining room with slate flagstone flooring and a characterful stone fireplace housing a wood burner. On the first floor there is a spacious double bedroom with a charming feature fireplace and newly fitted shower room.

Outside to the front there is a pretty, low maintenance garden, communal green area and a garage with off road parking space directly in front, a rare bonus in such a sought-after location.

PORCH

Entering via twin wooden doors to porch with tiled flooring and wooden door to:-

OPEN PLAN KITCHEN LIVING DINING ROOM

16' 1" x 14' 11" (4.9m x 4.55m) A bright and spacious dual aspect room with UPVC double glazed window and glazed arch window to the front and rear elevations overlooking the garden. Painted beams to the ceiling, window seat, stone fireplace surround with slate hearth, freestanding Parkray wood burner, slate flagstone flooring and two newly installed HHR Elnur electric storage heaters.

The kitchen area is fitted wall and base units with a contrasting work surface, inset stainless steel sink and side drainer with mixer tap, inset electric oven and hob with stainless steel splash back. Stairs ascending to the first floor.

FIRST FLOOR

Loft hatch access, useful storage cupboard. Doors serve the following rooms:-

BEDROOM ONE

15' 3" x 8' 4" (4.65m x 2.54m) UPVC double glazed window with further glazed arch window to the front elevation, a double bedroom with feature fireplace, slate hearth, exposed wooden floorboards and a newly installed HHR Elnur night storage heater.

SHOWER ROOM

9' 1" x 7' 10" (2.77m x 2.39m) UPVC obscure double glazed window with further glazed arch window to the rear elevation, double shower enclosure with frameless glass screen, vanity unit with storage below, wash hand basin with mixer tap, wall mounted mirror above, toilet bowl with concealed cistern, exposed wooden floorboards, space and plumbing for washing machine and storage cupboard housing the Hycy water cylinder.

GARAGE

16' 2" x 9' 0" (4.93m x 2.74m) Double wooden doors open outwards. Mezzanine storage area

OUTSIDE

Wooden gate and gravel path lead to the front door. The pretty low maintenance garden is enclosed with a low fence with a circular patio seating area which is boarded by gravel with attractive rose bushes and buddleia. Located to the front of the garden is a large communal green, parking area and an allocated parking space for one vehicle in front of the garage.

COUNCIL TAX

Band TBC

SERVICES

Mains electricity, water and drainage

TENURE

Freehold



AGENTS NOTE

The property is currently rented out via Sykes Cottages and can be viewed online under the property reference 1085111.

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 passing Boscastle Farm Shop on the right hand side and the left hand turning into Penally Court will be located just after the Boscastle village sign.

