



Bond
Oxborough
Phillips

Changing Lifestyles

12 Eglos View

Boscastle

PL35 0EZ



BRITISH
PROPERTY
AWARDS

2025

★★★★★

GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Asking Price - £390,000



Changing Lifestyles

01208 814055

12 Eglos View, Boscastle, PL35 0EZ



Modern three-bedroom bungalow offering versatile living in picturesque Boscastle

- Three-bedroom detached bungalow in sought after village of Boscastle
- Prime coastal location, walking distance to local amenities, harbour and coastal paths.
- Stunning panoramic countryside, sea and church views from the property.
- Fully modernised throughout to an exceptional, turn-key standard.
- Landscaped multi-tier gardens maximising coastal views and incorporating level lawn, porcelain patio and composite decking.
- Spacious living room with cosy multi-fuel burner.
- Ample driveway parking for multiple vehicles.
- Air Source Heat Pump system providing highly efficient heating and hot water.
- Modern dining kitchen with integrated Neff appliances and sea views.
- Council Banding - C
- EPC - C



A beautifully presented three-bedroom bungalow occupying an enviable position in the historic coastal village of Boscastle. Having undergone an extensive and complete renovation, it offers spacious and versatile accommodation throughout, perfect for those seeking a modern turn-key property in a picturesque coastal setting.

Upon entering the property, you are welcomed by a bright and spacious entrance hallway, offering ample room for coats, shoes, and everyday storage. To the right-hand side, there is a practical utility room complete with a sink and space for a washing machine, tumble dryer and freezer, alongside a convenient separate WC. Also located on this side of the home is a bedroom, offering flexibility to be used as a guest room, home office, or study.

Moving further into the property, an inner hallway provides access to the main living accommodation and remaining bedrooms. The kitchen/dining room is a stylish and modern space, featuring ample cupboard storage, integrated Neff appliances, and room for family dining. A delightful sea view from the kitchen window adds a special touch to this already appealing room. The kitchen flows effortlessly into the spacious living area, creating an ideal environment for both everyday living and entertaining. The living room is warm and inviting, centred around a charming multi-fuel burner that adds character and cosiness, while a door provides direct access to the rear garden.

The bungalow offers two further double bedrooms, both well-proportioned and generous in size, along with a family bathroom fitted with a bath, separate shower unit over, wash basin, and WC. Additional built-in hallway storage further enhances the practicality of the home.

Externally, the property continues to impress with its beautifully arranged and multi-level garden. The first tier features a spacious porcelain patio area, perfect for outdoor dining and relaxing during the warmer months. The second tier is laid to lawn, providing an excellent space for children, pets, or gardening enthusiasts. There is an additional raised composite decking seating area, ideal for enjoying the peaceful surroundings with views of the church and sea. There is also useful additional outdoor patio space great for extra storage for garden tools, logs and coal. To the front, the property benefits from a well-maintained driveway offering ample off-road parking for multiple vehicles.

In addition to the above, the property renovations include full uPVC glazing, a high security composite Rockdoor front entrance and a new uPVC rear door; internal oak doors; skirting and architrave; engineered wood flooring to all living areas; carpets to bedrooms; LVT to bathroom; airsource heat pump, radiators, piping and water tank; fully fitted kitchen; bathroom suite; multi-fuel burner to lounge; ceiling LED spotlights throughout and PIV installation. Externally, new low-maintenance uPVC guttering, fascias, and drainpipes and composite cladding, ensuring the home is fully protected against the coastal elements for decades to come.

Combining spacious interiors, versatile accommodation, attractive gardens, and a view of the sea, this delightful Boscastle bungalow offers a wonderful opportunity to enjoy comfortable coastal living in one of Cornwall's most desirable villages. A viewing is highly recommended to fully appreciate what this home has to offer.



Changing Lifestyles

Boscastle is a picturesque and historic coastal village nestled along Cornwall's dramatic North Coast, renowned for its stunning natural beauty, charming harbour, and strong sense of community. Surrounded by breathtaking countryside and rugged cliff-top walks, the village offers a peaceful lifestyle while remaining well connected to nearby towns and amenities.

The village itself provides a range of everyday conveniences including local shops, cafés, traditional pubs, and primary schooling, making it well suited to both families and those seeking a tranquil coastal retreat. Boscastle's scenic harbour and access to the South West Coast Path make it a haven for walkers, nature lovers, and those looking to enjoy the very best of Cornwall's coastline.

The nearby town of Camelford offers a wider selection of amenities, while the popular destinations of Tintagel, Bude, and Wadebridge are all within easy reach. Whether enjoying the coastal scenery, exploring nearby beaches, or taking advantage of the village's welcoming atmosphere, Boscastle offers an enviable lifestyle in one of North Cornwall's most beautiful settings.



Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

Virtual Tour:





Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01208 814055 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

PLEASE NOTE

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose.

We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

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