



Bond
Oxborough
Phillips

Changing Lifestyles

Lowen Cottage
Dunn Street
Boscastle
PL35 0AA

Asking Price: £260,000 Freehold



Changing Lifestyles

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bude@bopproperty.com

Lowen Cottage, Dunn Street, Boscastle, PL35 0AA



- ELEVATED POSITION
- 2 BEDROOMS
- WELL PRESENTED THROUGHOUT
- GRADE 2 LISTED
- LOVELY VILLAGE VIEWS
- GENEROUS GARDEN
- CHARACTER FEATURES
- NO ONWARD CHAIN
- EPC: E
- COUNCIL TAX BAND: TBA



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An opportunity to acquire this well presented 2 bedroom grade II listed end terrace cottage occupying an elevated position within this popular fisherman's village. The residence, originally built in the early 19th century offers a wealth of character and charm throughout and has been run by the current owners as a holiday let. Enjoying superb views over the valley and generous garden the property would make an ideal second property/investment whilst equally suiting as a permanent home.

Boscastle, with its own Harbour is impressively situated amidst dramatic cliffs and dates from the mid 16th Century. For many years the Harbour served the inland town of Launceston as a Port, the two being linked by pack-horse and wagon transport. Slate and corn were shipped from the 16th Century pier. The Cornwall coast path along the cliffs from Boscastle to Tintagel is considered one of the finer walks in England. The Harbour and much of the hinterland is now within the control of the National Trust; the village of Boscastle offers a traditional range of shops and local amenities including popular Pubs, places of worship, etc. Tintagel is some 3 miles whilst the North Cornish coastal resort of Bude is some 15 miles. The Cathedral City of Exeter with its inter-city rail and motorway links is some 60 miles whilst Okehampton and Dartmoor is some 40 miles. The market town of Holsworthy is some 22 miles. Road communications have improved rapidly within recent years including the construction of the North Devon link road which by-passes Bideford, Barnstaple and South Molton, joining with the dual carriageway at Tiverton to lead on to the M5 thereafter. In addition, the A30 dual carriageway now extends from Exeter to Launceston and beyond.

Living Room - 16'3" x 13'4" (4.95m x 4.06m)

Flagstone flooring with feature fireplace housing log burner and original clome oven. Staircase leading to first floor. Windows to front and side elevation.

Kitchen - 11'2" x 6'5" (3.4m x 1.96m)

A fitted range of base and wall mounted units with solid wood work surfaces over incorporating inset belfast sink with mixer taps, 'AEG' 4 ring electric hob with extractor over, built in 'AEG' oven and integrated slimline dishwasher. Window to rear elevation enjoying spectacular views over the valley, stable door leading to external staircase and generous garden.

Bathroom - 7'2" x 7'1" (2.18m x 2.16m)

Enclosed panel bath with mains fed shower over, high cistern WC, wall hung wash hand basin with heated towel rail and window to rear elevation.

First Floor Landing

Bedroom 1 - 13'3" x 8'10" (4.04m x 2.7m)

Double bedroom with sash window and seat to front elevation

Bedroom 2 - 7'11" x 6'11" (2.41m x 2.1m)

Sash window and seat to front elevation.

Outside - Pedestrian gate to the side of the property leads to the delightful enclosed garden laid principally laid to lawn with mature flower/shrub borders and paved patio area providing an ideal spot for al fresco dining. External staircase leads to the adjoining balcony and rear access to the property. Access from the garden leads to Utility, outside WC and store room.

Utility Room - 7'1" x 5'11" (2.16m x 1.8m)

Base mounted units with work surfaces over incorporating ceramic butler sink, space and plumbing for washing machine and tumble dryer. Hot water cylinder.

Agents Note - It is understood that the neighbouring properties April Cottage & Little St Hugh have a right of access through the pedestrian side gate and around the back of the property to their garden.

Services - Mains Electric, water and drainage.

Council Tax - Band TBA currently used as a holiday let with business rates.

EPC - Rating E

Anti Money Laundering - 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 £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Mobile Coverage		Broadband	
EE	●	Basic	19 Mbps
Vodafone	●	Superfast	80 Mbps
Three	●		
O2	●		
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		
Virgin	✗		



Directions

From Bude town centre proceed towards Stratton and turn right into Kings Hill opposite Bude Service Station and continue until reaching the A39 turning right signposted Camelford. Continue for approximately 8 miles passing through Wainhouse Corner and take the right hand turning onto the B3263 to Boscastle. Continue for approximately 4 miles into the village of Boscastle, proceed through the centre and up the hill and turn left by the garage. Continue along this road for a short distance taking the first left after the medical centre into Fore Street. Follow the road down the hill into Dunn Street whereupon the property will be found on the right hand side shortly after passing the Community Centre.

Have a property to sell or let?

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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.

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