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Oxborough
Phillips

Changing Lifestyles

Bossiney Lodge

Bossiney

PL30 3NX



BRITISH
PROPERTY
AWARDS

2025

★★★★★

GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Guide Price - £750,000



Changing Lifestyles

01208 814055

Bossiney Lodge, Bossiney, PL34 0AY



An exceptional four/five bedroom detached residence offering beautifully presented accommodation, a self-contained annexe, versatile converted barn and generous gardens, perfectly combining character, space and flexibility in a wonderful setting.

- Impressive Four/Five Bedroom Detached Family Home
- Beautifully Presented Accommodation Throughout
- Four Generous Double Bedrooms, Two With En Suites
- Spacious Open-Plan Kitchen/Dining Room With Wood-Burning Stove
- Characterful Living Room With Open Fireplace
- Impressive Sun Room Wrapping Around Much Of The Property
- Self-Contained One Bedroom Annexe, Ideal For Multi-Generational Living
- Versatile Detached Converted Barn With Kitchen And WC Facilities
- Generous Gardens With Extensive Outdoor Entertaining Areas
- Extensive Driveway Parking And Double Garage
- Excellent Holiday Letting Or Additional Income Potential, Subject To Any Necessary Consents
- Council Banding - E
- EPC - D



Bossiney Lodge is an impressive and beautifully presented four/five bedroom detached residence, offering an exceptional amount of space, versatility and character throughout. With a self-contained annexe, a converted detached barn, generous gardens and extensive parking, this wonderful home is perfectly suited to family living, multi-generational households or those looking for additional income potential.

Upon entering the property, you are welcomed into an impressive sun room which wraps around much of the home, creating a wonderfully bright and inviting space with pleasant views over the surrounding gardens. From here, access leads into the main entrance hallway, where attractive tiled flooring provides a welcoming introduction to the accommodation, with doors leading to the principal reception rooms and stairs rising to the first floor.

The living room is a comfortable and inviting space, with an open fireplace creating a lovely focal point, particularly during the colder months. Continuing through the property, the kitchen/dining room is undoubtedly one of the standout features of the home. This generous open-plan space is flooded with natural light from a large skylight above, while an exposed fireplace housing a wood-burning stove adds warmth and character. The kitchen itself is beautifully appointed with an extensive range of wall and base units, ample worktop space and room for everyday family living. Bi-folding doors open directly onto the rear patio, creating a fantastic connection between the internal and external entertaining spaces.

Moving upstairs, the property offers four generously proportioned double bedrooms, providing excellent accommodation for larger families or visiting guests. Two of the bedrooms benefit from their own en suite shower rooms, while the remaining bedrooms are served by the family bathroom. Each room offers a comfortable amount of space, with the overall layout providing a lovely balance between family living and privacy.

A particularly attractive feature of Bossiney Lodge is the self-contained annexe, accessed from the rear of the sun room. This wonderful addition offers an excellent level of independence, making it ideal for extended family members, visiting guests or potential holiday letting opportunities. The annexe comprises a spacious open-plan living and dining room with a charming open fireplace, a well-equipped modern kitchen, a generous double bedroom and a contemporary shower room. Beautifully presented throughout, it provides a comfortable and private living space separate from the main accommodation.

Externally, Bossiney Lodge continues to impress, occupying a generous plot with attractive gardens, extensive driveway parking and a double garage. To the front, a sizeable lawned garden bordered by mature shrubs creates an attractive approach to the property, while the driveway provides ample space for multiple vehicles.

The rear garden has been thoughtfully arranged to make the most of outdoor living and entertaining. Immediately adjoining the property is a substantial patio area, perfect for alfresco dining and summer gatherings, complete with a dedicated barbecue space and attractive raised flower beds. An impressive covered entertaining area provides a fantastic year-round retreat, incorporating a hot tub to one side and a comfortable seating area to the other.

Steps lead down from the patio to a generous lawned garden, offering plenty of space for children, pets or simply enjoying the peaceful surroundings. A further gated section of garden provides additional versatility, ideal for growing vegetables, creating a kitchen garden or establishing a more secluded outdoor retreat.

To the side of the property is a detached converted barn, another fantastic feature which adds to the flexibility of Bossiney Lodge. Previously utilised as a successful Airbnb, this versatile outbuilding benefits from its own kitchen and WC facilities, making it suitable for a variety of potential uses, subject to any necessary permissions. Whether used for entertaining, hobbies, working from home or exploring further income opportunities, it is a valuable addition to the property.

Combining beautifully presented accommodation, characterful features, generous gardens and exceptional flexibility, Bossiney Lodge offers a rare opportunity to enjoy a spacious family home with the added benefits of independent accommodation and versatile outbuildings. A viewing is highly recommended to fully appreciate everything this impressive property has to offer.

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Bossiney is a charming coastal hamlet situated on the rugged North Cornwall coastline, just a short distance from the historic village of Tintagel. Renowned for its breathtaking scenery, dramatic cliffs and picturesque surroundings, Bossiney offers a wonderful balance of peaceful coastal living and convenient access to local amenities. The beautiful Bossiney Cove is within easy reach, offering a secluded sandy beach at low tide, while the nearby South West Coast Path provides spectacular walking routes with panoramic views across the Atlantic Ocean.

The neighbouring village of Tintagel offers a variety of independent shops, cafés, restaurants and everyday amenities, together with the world-famous Tintagel Castle, steeped in Arthurian legend. The picturesque harbour villages of Boscastle and Port Isaac are also within comfortable driving distance, offering further opportunities to explore Cornwall's stunning coastline. For a wider range of shopping, schooling and leisure facilities, the towns of Wadebridge, Camelford and Bodmin are accessible by road. Bossiney provides an idyllic setting for those seeking a relaxed coastal lifestyle, whether as a permanent residence, holiday retreat or investment opportunity.



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:



Changing Lifestyles



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

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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.

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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