Bond Oxborough Phillips

Changing Lifestyles

Hilldene Cottage, Boscastle, PL35 0BD

BRITISH PROPERTY AWARDS 2025

GOLD WINNER

ESTATE AGENT IN WADEBRIDGE & ROCK



Guide Price - £220,000







Hilldene Cottage, Boscastle

A Charming Grade II Listed Cornish Cottage in the Heart of Picturesque Boscastle, Blending Period Character with Modern Comfort.

- Charming Grade II Listed Cornish cottage in the heart of Boscastle.
- Beautifully presented accommodation combining period character with modern comfort.
- Three generously proportioned double bedrooms.
- Attractive original features, including exposed timber beams, stonework and feature fireplaces.
- Updated kitchen and stylish family bathroom.
- Excellent central village location, within walking distance of local amenities and the Napoleon Inn.
- Convenient access to Boscastle Harbour and the spectacular South West Coast Path.
- Small seating area immediately outside the entrance.
- Strong appeal as a permanent home, coastal retreat or potential holiday letting investment, subject to relevant consents.
- Offered for sale with no onward chain.
- Freehold
- EPC - F
- Council Tax Band - D







Situated in the heart of the picturesque coastal village of Boscastle, this delightful Grade II Listed Cornish cottage offers an appealing blend of period character and modern comfort. Beautifully presented throughout, the property provides three well-proportioned double bedrooms and represents an excellent opportunity for those seeking a permanent home, a coastal retreat or a property with holiday letting potential. Conveniently located close to local amenities and offered for sale with no onward chain, this charming home is one not to be missed.

Upon arrival, a slate-paved pathway leads to the main entrance, where the cottage immediately welcomes you with its traditional character and inviting atmosphere. Stepping inside, the accommodation is presented in excellent decorative order, with a wealth of original features creating a distinctive sense of charm. Exposed timber beams, attractive stonework, characterful fireplaces and traditional single-glazed wooden windows all contribute to the property's authentic Cornish appeal.
The living accommodation offers a comfortable setting for both everyday living and relaxing after a day exploring the surrounding coastline. Throughout the cottage, the traditional features sit harmoniously alongside thoughtful modern improvements, creating a home that retains its historic character without compromising on comfort.

The kitchen has been updated to provide a more contemporary and practical space, complementing the cottage's traditional interior. The family bathroom has also been stylishly appointed, offering modern convenience within this characterful setting.

Continuing through the property, there are three generously sized double bedrooms, each providing versatile accommodation for family and guests alike. The layout would lend itself equally well to full-time occupation, use as a second home or as a holiday letting investment, subject to any necessary consents and regulations.

Outside, the cottage enjoys a central position directly off Boscastle's High Street, with a small area immediately outside the entrance providing space for a bench and an opportunity to sit and enjoy the village surroundings. On-street parking is available in the vicinity.

One of the property's particular attractions is its proximity to Boscastle Harbour. Public footpaths provide a scenic route towards the harbour, where visitors can enjoy the area's dramatic coastal scenery and picturesque surroundings, while alternative routes through the village offer convenient access to its local amenities. The property is a very successful holiday cottage and we are able to provide recent income and figures from the Vendor to support this.

Changing Lifestyles

Boscastle is a highly regarded coastal village situated along the dramatic North Cornish coastline, renowned for its picturesque harbour, historic charm and breathtaking surrounding scenery. Set within an Area of Outstanding Natural Beauty, the village offers a wonderful blend of coastal living, countryside walks and a welcoming community atmosphere.

The property enjoys a convenient central position within the village, just a short stroll from the renowned Napoleon Inn and a range of local amenities. Boscastle provides an excellent selection of everyday facilities, including a post office, general stores, bakery, primary school, health centre and petrol station, alongside an appealing choice of independent boutiques, traditional public houses and restaurants.

For those who enjoy the outdoors, the nearby South West Coast Path offers spectacular walking routes along the rugged coastline, with opportunities to explore secluded coves, neighbouring beaches and the beautiful surrounding countryside. The historic harbour is also within easy reach, providing a particularly attractive setting to enjoy the scenery and atmosphere of this sought-after Cornish destination.

Auctionner Comments:
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.
A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.









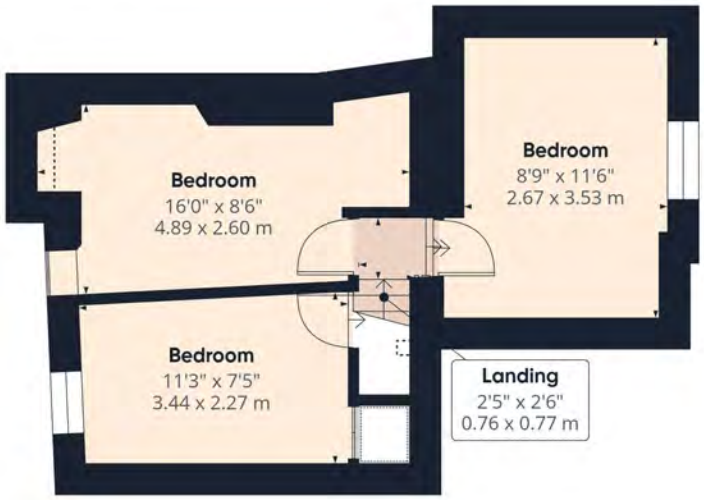


Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

Virtual Tour:



Floor 0





Floor 1

Approximate total area(1)

654 ft²

60.7 m²

Reduced headroom

3 ft²

0.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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 recieve a referal 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.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.