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Oxborough  
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*Changing Lifestyles*

9 Trefleur Close  
Boscastle  
PL35 0EP



BRITISH  
PROPERTY  
AWARDS

2025

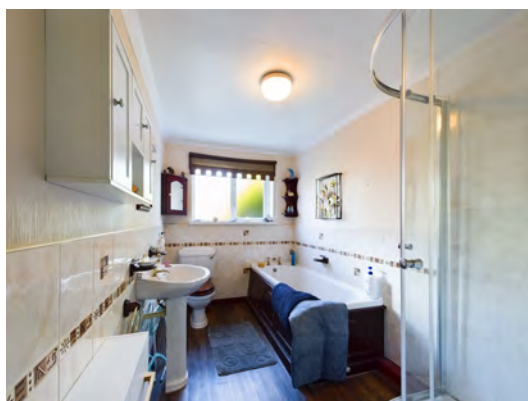
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**GOLD WINNER**

ESTATE AGENT IN  
WADEBRIDGE & ROCK



**Guide Price - £500,000**



Changing Lifestyles

01208 814055

# 9 Trefleur Close, Boscastle, PL35 0EP



A Beautifully Appointed Detached Bungalow Offering Exceptional Space, Versatility & Countryside Views in the Heart of Boscastle

- Spacious detached bungalow
- Set on a private, enclosed plot with double garage
- Large modern kitchen with trendy appliances
- Bright/spacious living room
- Solar panels along with Tesla battery system
- Private front, side and rear garden
- Private driveway for multiple vehicles
- 2 large reception rooms
- Sunroom to rear of the property
- Master bedroom with private ensuite
- Located in the peaceful and sought-after village of Boscastle
- Council Banding - D
- EPC - D



Tucked away within the highly regarded Trefleur Close, one of Boscastle's most desirable residential addresses, 9 Trefleur Close is a beautifully presented detached bungalow offering an exceptional blend of space, versatility and comfort.

Perfectly suited to growing families, multi-generational living or those seeking a home with income potential, this impressive residence enjoys generous gardens, ample parking and delightful views across the surrounding Cornish countryside.

From the moment you arrive, it's clear this is a home designed with both family living and flexibility in mind. Occupying a generous plot, the property offers beautifully proportioned accommodation, extensive parking, and far-reaching views across the surrounding countryside.

Stepping through the front door, you're welcomed by a spacious entrance hall that immediately sets the tone for the rest of the home. To one side, elegant bi-fold doors open into a versatile reception room, currently arranged as an additional sitting room but equally suited as a generous fourth double bedroom. Positioned alongside a well-appointed family bathroom, this section of the home lends itself perfectly to multi-generational living, guest accommodation, or even a self-contained holiday let, subject to any necessary consents.

Continuing through the property, the home opens into a wonderfully bright and inviting living room where double doors frame the garden beyond, flooding the space with natural light. A second set of double doors connects seamlessly to an additional reception room, allowing the spaces to be enjoyed individually or opened up to create a superb open-plan entertaining area. Beyond, a contemporary glass conservatory provides the perfect spot to relax with a morning coffee while taking in the peaceful countryside backdrop.

At the heart of the home lies a modernised kitchen, thoughtfully designed with an excellent range of units, integrated appliances and generous worktop space, creating a practical yet sociable environment for everyday family life and entertaining alike.

The sleeping accommodation is equally impressive, with three further spacious double bedrooms situated along the hallway. Two of these benefit from stylish en-suite shower rooms, while the remaining bedrooms are served by an attractive family bathroom, ensuring comfort and convenience for both residents and guests.

Outside, the property continues to impress. A substantial frontage provides a detached double garage, extensive driveway parking for multiple vehicles and an attractive approach to the home. To the side, the generous enclosed garden offers a wonderful space for children, pets and keen gardeners alike, complete with a large storage shed, greenhouse and plenty of room to enjoy the outdoors in complete privacy.

Combining spacious and versatile accommodation with an enviable coastal village setting, 9 Trefleur Close presents a rare opportunity to secure a truly exceptional family home in Boscastle. Early viewing is highly recommended to fully appreciate everything this wonderful property has to offer.



# Changing Lifestyles

Steeped in history and renowned for its dramatic natural beauty, the picturesque harbour village of Boscastle is one of North Cornwall's most desirable coastal destinations. Set within a spectacular valley leading to the Atlantic Ocean, the village offers a unique blend of traditional Cornish charm, breathtaking scenery and a welcoming community atmosphere.

Boscastle is home to an excellent range of everyday amenities including independent cafés, pubs, restaurants, boutique shops, galleries, a doctor's surgery and a primary school, making it well suited to both permanent residents and those seeking a coastal retreat. The historic harbour, managed by the National Trust, is the centrepiece of the village, providing stunning walks along the South West Coast Path and easy access to some of Cornwall's most dramatic cliff-top scenery.

Nearby attractions include the legendary village of Tintagel, famous for its association with King Arthur, the beautiful beaches at Trebarwith Strand and Crackington Haven, and the popular fishing village of Port Isaac. The larger towns of Wadebridge, Camelford and Bude are all within easy reach, offering a wider selection of shopping, education and leisure facilities.

Whether you're looking to embrace an active coastal lifestyle, enjoy peaceful countryside surroundings or simply take in the beauty of North Cornwall, Boscastle provides an exceptional setting to call home.



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 0 Building 2

## 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.**

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.