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Oxborough
Phillips

Changing Lifestyles

Hillcrest
Boscastle
PL35 0EP



BRITISH
PROPERTY
AWARDS

2025

★★★★★

GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Guide Price - £260,000



Changing Lifestyles

01208 814055

Hillcrest, Boscastle, PL35 0EP



A Charming Coastal Bungalow with Countryside Views and Exciting Potential..

- Two Bedroom Semi-Detached Bungalow
- Sought-After Boscastle Location
- Beautiful Countryside Views
- Excellent Scope for Modernisation
- Two Generous Double Bedrooms
- Conservatory Overlooking Rear Garden
- Wrap-Around Garden with Private Rear Garden
- Detached Garage with Electric Roller Door
- Council Banding - B
- EPC - D



Welcome to Hillcrest, a charming two-bedroom semi-detached bungalow situated in the picturesque coastal village of Boscastle, one of North Cornwall's most sought-after locations. Enjoying beautiful countryside views, generous accommodation and attractive gardens, this delightful home offers excellent potential for modernisation.

Upon entering the property, you are welcomed into a useful entrance porch leading into the main accommodation. To the left, the kitchen provides a practical space with room for food preparation and dining. Adjacent is the generously proportioned living room, a bright and inviting space benefiting from a large double-glazed window, creating the perfect setting for relaxing or entertaining.

The property offers two well-sized double bedrooms, with the principal bedroom benefiting from built-in wardrobe space. The second bedroom provides direct access to a delightful conservatory overlooking the rear garden, offering a peaceful spot to sit back and unwind throughout the seasons.

Completing the internal accommodation is a centrally positioned family bathroom, fitted with a bath, wash hand basin and W/C.

Externally, Hillcrest enjoys an attractive wrap-around front garden with established planting and lawned areas. A pathway leads towards the detached single garage, complete with an electric roller door, providing secure parking or useful storage. To the rear, a private garden offers a pleasant outdoor retreat, complete with a useful shed and additional access to the garage.

One of Hillcrest's standout features is undoubtedly its wonderful position, enjoying beautiful countryside views across the rolling hills surrounding Boscastle. The setting offers a real sense of peace and tranquillity, making it an ideal choice for those seeking a relaxed lifestyle on the North Cornish coast.

Combining generous accommodation, attractive gardens and exciting potential to put your own stamp on a property, Hillcrest presents a fantastic opportunity in a highly desirable location.

An internal viewing is highly recommended to fully appreciate everything this lovely bungalow has to offer.



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Boscastle is a picturesque coastal village nestled along the stunning North Cornish coastline, renowned for its dramatic scenery, historic harbour and charming village atmosphere. Surrounded by rolling countryside and breathtaking coastal walks, the village offers a wonderful blend of peaceful rural living and traditional Cornish charm.

The village itself provides a selection of local amenities, including independent shops, cafés, traditional pubs, a convenience store and a primary school. The beautiful natural harbour, managed by the National Trust, is a popular attraction, whilst the nearby South West Coast Path offers spectacular walks with far-reaching views across the Atlantic Ocean.

The historic village of Tintagel is approximately 4 miles away, offering further amenities and attractions, whilst the nearby town of Camelford provides additional everyday facilities. The larger towns of Wadebridge and Bude are also within easy reach, offering a wider range of shopping, schooling and leisure opportunities.

With its beautiful surroundings, welcoming community and convenient access to some of Cornwall's most spectacular coastline, Boscastle remains a highly desirable location for both permanent residents and those seeking a peaceful coastal retreat.

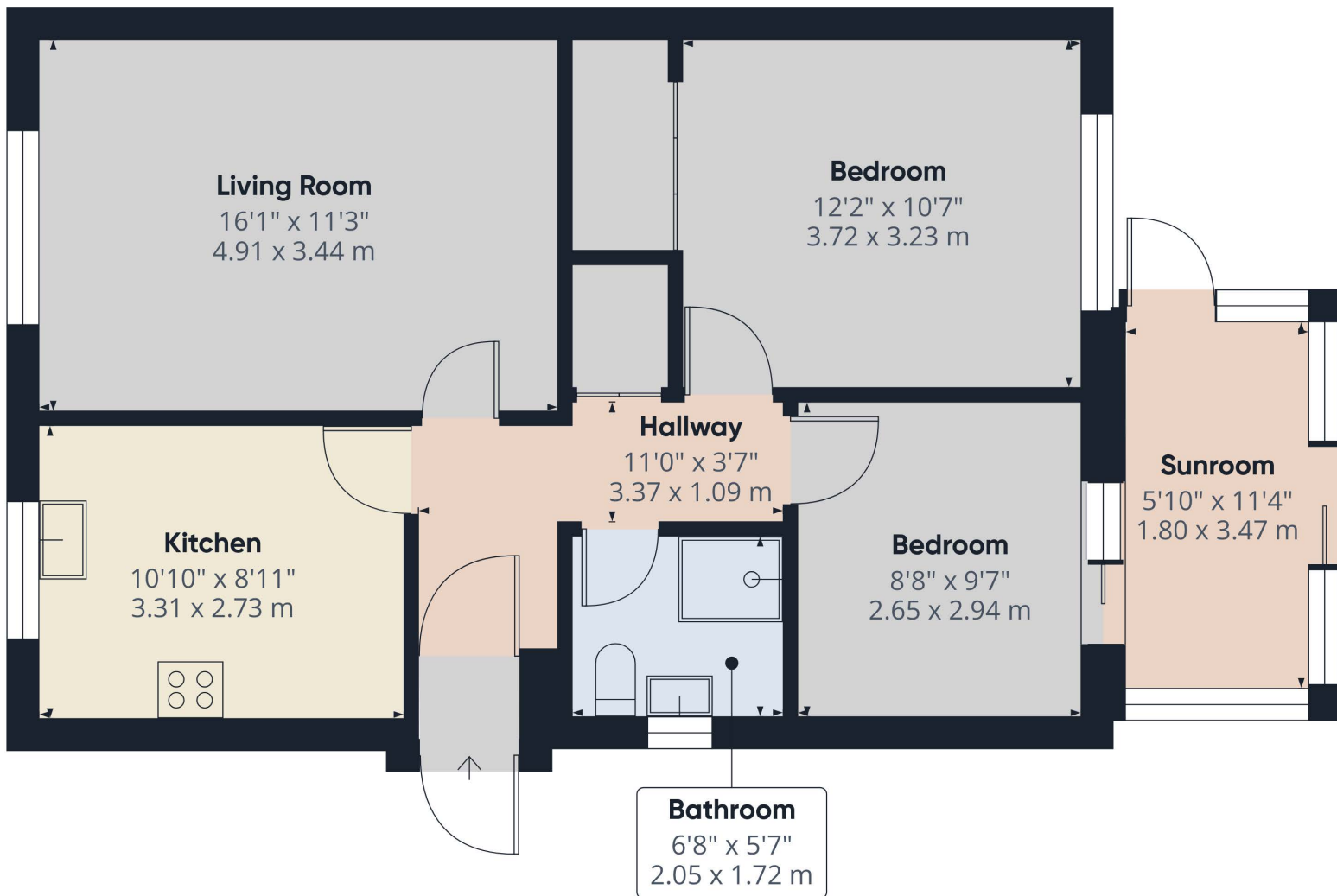


Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

Virtual Tour:



Changing Lifestyles



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.