



Bond
Oxborough
Phillips

Changing Lifestyles

The Boathouse Boscastle PL35 0AW



BRITISH
PROPERTY
AWARDS

2023

★★★★★

GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £475,000



Changing Lifestyles

01208 814055

The Boathouse, Boscastle, PL35 0AW



A Contemporary Coastal Escape Offering Light-Filled Living, Versatile Spaces, and Immaculate Outdoor Areas on the Edge of Boscastle.

- Impressive Detached Modern Bungalow
- Family Bathroom & Master En-Suite
- Stunning Outside Space
- Modern Summer House
- Practical Utility Room
- Private Parking
- Open Plan Layout
- Popular Coastal Location
- Council Banding - tbc
- EPC - D



Tucked away in the charming harbour village of Boscastle, The Boathouse is a stunning three-bedroom detached modern bungalow that combines cutting-edge design with comfortable living.

Offering an impressive open-plan layout, immaculate outdoor space, and a beautifully appointed summer house, this home is perfect as a full-time residence, stylish holiday home, or lock-up-and-leave coastal retreat.

Upon entering, you are welcomed by a bright and airy hallway, naturally lit by strategically placed skylights that flood the space with daylight. To the left of the entrance, a handy utility room with additional bathroom facilities offers practicality and convenience for everyday living.

The hallway leads to two stylish double bedrooms, one of which the current owner has transformed into a contemporary studio workspace – showcasing the property's flexibility and potential. The real showstopper is the generous master bedroom, which enjoys a dual-aspect outlook, creating a light and tranquil retreat. This bedroom is further enhanced by a luxurious en suite bathroom, complete with a walk-in shower, W.C., and modern basin.

A cleverly positioned storage cupboard is found in the hallway, providing essential extra space.

At the heart of the home lies a breathtaking open-plan living, dining, and kitchen area. With vaulted ceilings and expansive dual-aspect windows, this space is both spacious and full of light. The contemporary kitchen is fully equipped with modern appliances, ample worktops, and a breakfast bar – ideal for keen cooks and entertainers alike. A generous dining area offers room for family gatherings, while the comfortable living area invites you to relax and unwind.

Sliding doors connect the interior to the rear outdoor space, encouraging alfresco living. Externally, The Boathouse offers low-maintenance outdoor space that's perfect for soaking up the Cornish sun or enjoying alfresco dining. A stylish composite decked area wraps around the fully fitted modern summer house – an ideal spot for morning coffee or evening drinks. The property benefits from solar panels discreetly installed on the roof, enhancing its energy efficiency and reducing running costs. Side access is available on both sides of the home, and private off-road parking for multiple vehicles is located just adjacent to Potters Lane.

With its sleek design, light-filled spaces, and prime coastal location, The Boathouse offers the best of modern living in a picturesque Cornish setting. Whether you're seeking a family home or a stylish getaway, viewing is highly recommended.



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Boscastle is one of North Cornwall's most picturesque and historic coastal villages, renowned for its dramatic harbour, rugged cliffs, and timeless charm. Nestled within an Area of Outstanding Natural Beauty and surrounded by National Trust land, it offers breathtaking scenery and a tranquil lifestyle, while still being well-connected to nearby towns and amenities.

The village itself boasts a strong sense of community, with a selection of independent shops, welcoming pubs, cosy cafés, and a local primary school. It's also home to several art galleries and cultural attractions, making it a haven for creatives and nature-lovers alike.

Boscastle is perfectly positioned for exploring some of Cornwall's most beautiful coastal and countryside walks, including access to the South West Coast Path. Stunning beaches such as Trebarwith Strand, Crackington Haven, and Widemouth Bay are just a short drive away, offering excellent surfing, swimming, and days out by the sea.

Nearby towns including Camelford and Bude provide additional shopping, dining, and schooling options, while the ever-popular villages of Tintagel and Port Isaac are close at hand for further exploration.

Whether you're seeking a peaceful full-time residence or a charming Cornish retreat, Boscastle offers a unique blend of natural beauty, heritage, and lifestyle appeal.



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.

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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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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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