

The Boathouse Boscastle PL35 OAW





Guide Price - £475,000







The Boathouse, Boscastle, PL35 OAW

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 cuttingedge 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.

Changing Lifestyles

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.

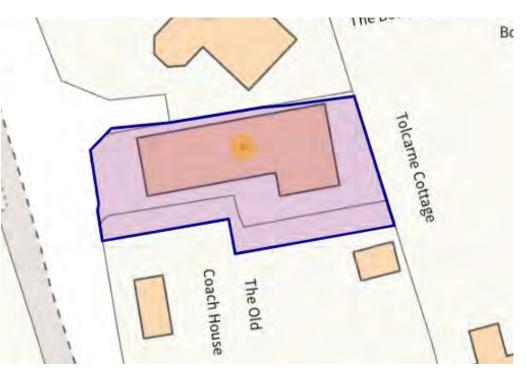
Whether you're seeking a peaceful full-time residence or a charming Cornish retreat, Boscastle offers a unique blend of natural beauty, heritage, and lifestyle appeal.











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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Changing Lifestyles



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