



Bond
Oxborough
Phillips

Changing Lifestyles

3 Willapark View
Boscastle
Cornwall
PL35 0DR

Asking Price: £285,000 Freehold



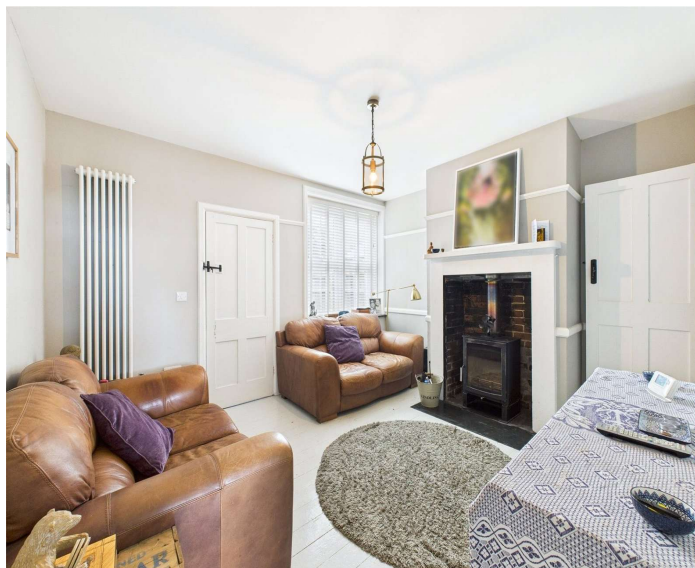
Changing Lifestyles

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3 Willapark View, Boscastle, Cornwall, PL35 0DR



- MID TERRACE COTTAGE
- ELEVATED POSITION
- 2 BEDROOMS
- CHARACTER FEATURES
- SEA AND COASTAL VIEWS
- OFF ROAD PARKING
- REAR GARDEN WITH USEFUL OUTBUILDING
- WELL SUITED FOR FIRST TIME BUYERS OR INVESTMENT
- EPC: E
- COUNCIL TAX BAND: A



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An opportunity to acquire this attractive 2 bedroom mid terrace former Coastguard Cottage occupying an elevated position within this popular fisherman's village. The residence offers a wealth of character and charm throughout and enjoying superb views over the valley, sea and coastline. The property briefly comprises a kitchen/breakfast room, living room, shower room, 2 bedrooms and a rear garden. The property boasts ample off-road parking with a useful workshop and store. The property would make an ideal second property/investment whilst equally suiting as a permanent home. Available with no onward chain. EPC rating E. Council Tax Band A.

Boscastle, with its own Harbour is impressively situated amidst dramatic cliffs and dates from the mid 16th Century. For many years the Harbour served the inland town of Launceston as a Port, the two being linked by pack-horse and wagon transport. Slate and corn were shipped from the 16th Century pier. The Cornwall coast path along the cliffs from Boscastle to Tintagel is considered one of the finer walks in England. The Harbour and much of the hinterland is now within the control of the National Trust; the village of Boscastle offers a traditional range of shops and local amenities including popular Pubs, places of worship, etc. Tintagel is some 3 miles whilst the North Cornish coastal resort of Bude is some 15 miles. The Cathedral City of Exeter with its inter-city rail and motorway links is some 60 miles whilst Okehampton and Dartmoor is some 40 miles. The market town of Holsworthy is some 22 miles. Road communications have improved rapidly within recent years including the construction of the North Devon link road which by-passes Bideford, Barnstaple and South Molton, joining with the dual carriageway at Tiverton to lead on to the M5 thereafter. In addition, the A30 dual carriageway now extends from Exeter to Launceston and beyond.

Kitchen / Breakfast Room - 12'10" x 9'6" (3.9m x 2.9m)

A superb fitted kitchen comprising a matching range of base and wall mounted units with slate work surfaces over incorporating Belfast sink with mixer tap and cut drainer grooves, recess for cooker and space for tall fridge freezer. UPVC double glazed window with slate windowsill to the front elevation. Exposed feature brick wall, wall mounted Worcester gas fired combination boiler and door to under stairs cupboard. Door to:-

Living Room - 12'10" x 11'4" (3.9m x 3.45m)

Feature fireplace housing fitted log burner with slate hearth. UPVC double glazed window with slate windowsill to the rear elevation overlooking the rear garden area. Wooden door to staircase. Door to:-

Rear Porch - 6'10" x 2'9" (2.08m x 0.94m)

UPVC obscure double glazed door to the rear garden, inset lighting, wall mounted consumer unit and attractive tiled flooring. Door to:-

Shower Room - 8'2" x 6'8" (2.5m x 2.03m)

Large shower enclosure with soak head and separate hand attachment, brick-shaped ceramic tiles, pedestal wash hand basin, WC and heated towel rail. UPVC double glazed window to the side elevation with slate windowsill.

First Floor - Loft hatch access and exposed wooden floor boards. Doors serve the following rooms:-

Bedroom One - 13'0" x 9'7" (3.96m x 2.92m)

A double bedroom with a UPVC double glazed window with slate windowsill to the front elevation enjoying stunning sea and countryside views down towards Tintagel, picture rail, exposed wooden floor boards and doors to built-in cupboard.

Bedroom Two - 12'10" x 11'5" (3.9m x 3.48m)

A spacious double bedroom with a UPVC double glazed window with slate windowsill to the rear elevation enjoying roof top countryside views, feature fireplace and doors to built-in cupboard.

Outside - Large gravel off-road parking to the front of the cottages belonging to this property. Number 3 is approached via a wooden pedestrian gate with paved path leading to the front door, mature hedge and fence boundaries to either side and a wood store and shed housing the LPG gas bottles. To the rear there is a patio seating area and a pathway allowing the other cottages right of access to the neighbouring gardens.

Shed/Utility Room - 4'7" x 6'0" (1.4m x 1.m)

Light and power connected with space and plumbing for washing machine.

Workshop - 15'7" x 10'1 (4.75m x 3.07m)

Formally the old Bath House for the coastguard cottages with light and power connected, a vaulted ceiling, two windows to the front and one window to the rear elevation. The building offers plenty of potential for any buyer and also leads into the former store which could potentially suit as a shower room.

Agents Note - Number 2 Willapark View has off road parking for two vehicles in the car park area.

Services - Mains water, electric, drainage and LPG gas fired central heating.

EPC - Rating E

Council Tax - Band A

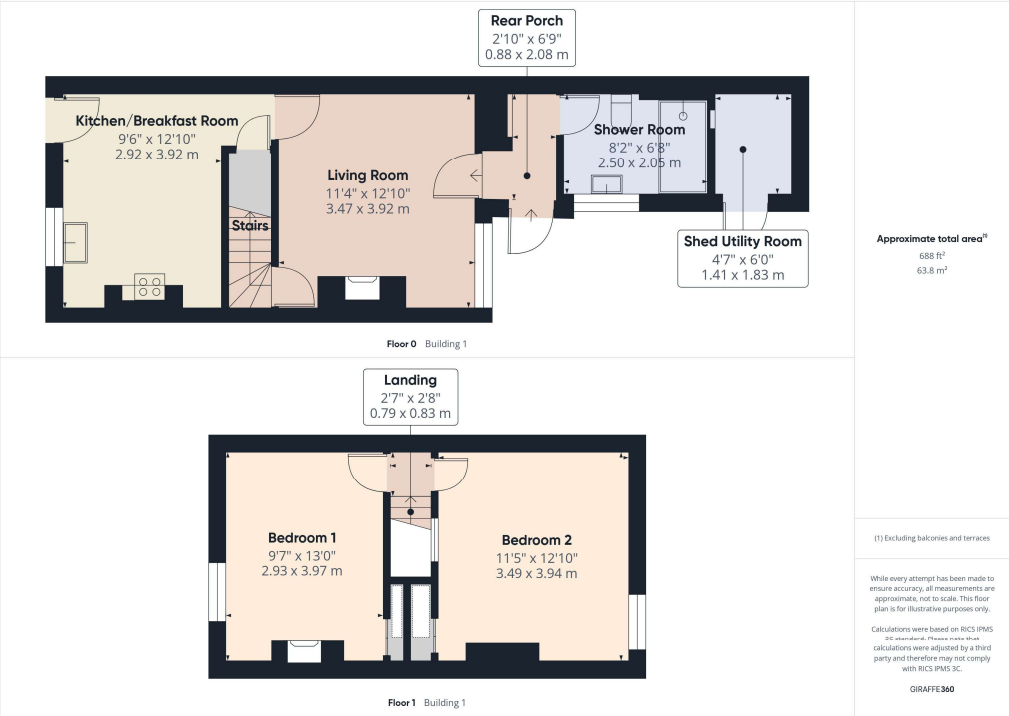
Mobile Coverage		Broadband	
EE	●	Basic	18 Mbps
Vodafone	●	Superfast	69 Mbps
Three	●		
O2	●		
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		
Virgin	✗		



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Directions

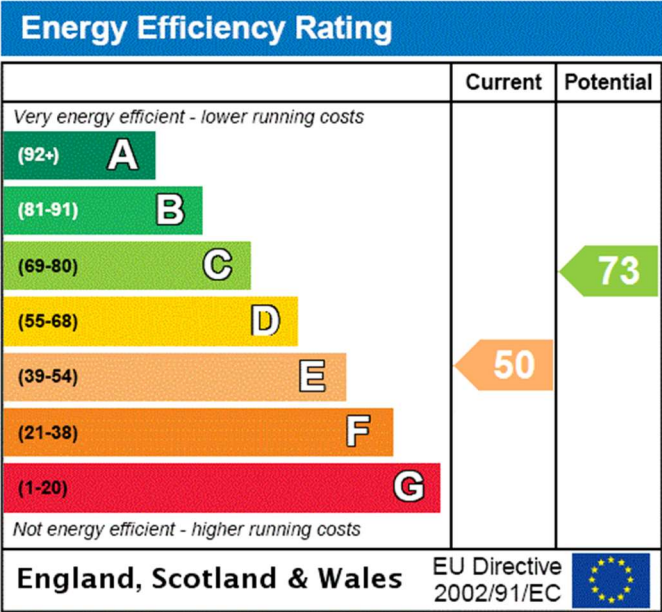
From Bude town centre proceed towards Stratton and turn right into Kings Hill opposite Bude Service Station and continue until reaching the A39 turning right signposted Camelford. Continue for approximately 8 miles passing through Wainhouse Corner and take the right hand turning onto the B3263 to Boscastle. Continue for approximately 4 miles into the village of Boscastle, proceed through the centre and up the hill and turn right by the garage. Continue along this road for a short distance where the property will be found on the right hand side with a 'For Sale' board clearly displayed.

Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01288 355 066 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.

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.



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