



Bond
Oxborough
Phillips

Changing Lifestyles

Tao Cottage
Old Road
Boscastle
Cornwall
PL35 0AJ

Asking Price: £410,000 Freehold



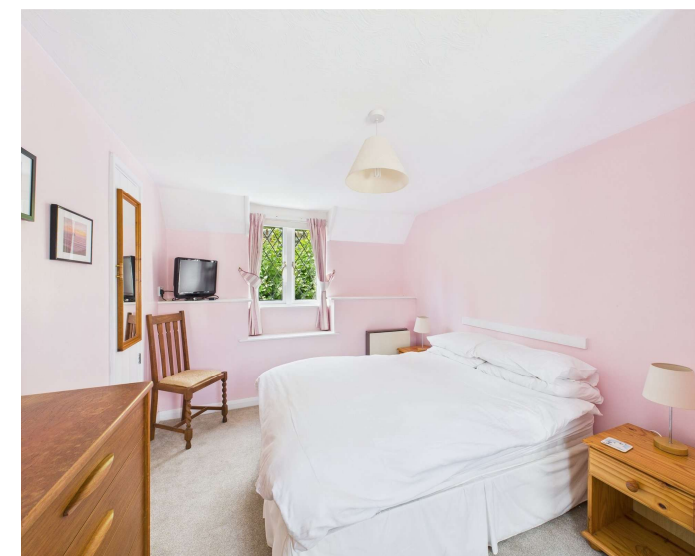
Changing Lifestyles

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Tao Cottage, Old Road, Boscastle, Cornwall, PL35 0AJ



- 4 BEDROOMS
- END OF TERRACE
- VERSATILE ACCOMMODATION THROUGHOUT
- WALKING DISTANCE OF BOSCASTLE HARBOUR
- VIEWS ACROSS THE VALLEY
- ENCLOSED REAR TERRACED GARDENS
- AVAILABLE WITH NO ONWARD CHAIN
- VIRTUAL TOUR AVAILABLE
- EPC: E
- COUNCIL TAX BAND: TBA



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An opportunity to acquire this substantial end terrace 4 bedroom residence only a few minutes' walk uphill from the historic harbour, shops and restaurants. Tao Cottage offers versatile accommodation well suited as a main residence or as a second home/investment property, occupying an enviable position in Boscastle with views across Jordan Valley and an enclosed rear terraced garden providing a fantastic setting to entertain guests. Viewings strictly by appointment with Bond Oxborough Phillips. EPC TBC. Council Tax Band TBA.

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.

Entrance Hall - 12'3" x 4'6" (3.73m x 1.37m)
Useful built in storage cupboards and airing cupboard. Door leading to staircase rising to the first floor landing.

Bedroom 4 - 12'4" x 8'11" (3.76m x 2.72m)
Double bedroom with built in wardrobe and window to front elevation.

Kitchen/Dining Room - 18'8" x 11'10" (5.7m x 3.6m)
Impressive reception area with fitted kitchen comprising a range of base and wall mounted units with work surfaces over incorporating stainless steel 1 1/2 sink drainer unit with modern mixer tap, space for range oven with 'Rangemaster' extractor over, built in fridge freezer and integrated 'Smeg' dishwasher. Ample space for dining table and chairs. Double glazed windows and sliding doors leading to the rear elevation enjoying pleasant views across the surrounding valley. Door to Utility. Double doors to:

Living Room - 12'8" x 11'2" (3.86m x 3.4m)
Feature fireplace with slate hearth. Window to front elevation.

Utility Room - 7'6" x 3'11" (2.29m x 1.2m)
Space and plumbing for washing machine and tumble dryer. Obscure glazed window to side elevation. Folding door to WC. Door to:

Family Bathroom - 8'9" x 7'4" (2.67m x 2.24m)
Panel bath with mixer taps and hand shower attachment, vanity unit with inset wash hand basin, low flush WC, enclosed shower cubicle with 'Mira' electric shower over, heated towel rail. Obscure glazed window to rear elevation.

WC - 4'4" x 2'11" (1.32m x 0.9m)
Wall hung wash hand basin, low flush WC. Cupboard access to useful under stair storage.

First Floor Landing - Window to rear elevation with views across the surrounding valley.

Bedroom 1 - 13'5" x 12'2" (4.1m x 3.7m)
Generous dual aspect double bedroom with built in wardrobe.

Bedroom 2 - 13'5" x 9'5" (4.1m x 2.87m)
Dual aspect double bedroom with built in wardrobe and airing cupboard housing hot water cylinder.

Bedroom 3 - 9'3" x 7'5" (2.82m x 2.26m)
Built in wardrobe and window to front elevation.

Outside - The residence is accessed via steps leading to the front door. At the rear is a stone paved patio area enjoying superb elevated valley views with steps down to a terraced garden on 2 levels laid to lawn with a variety of mature shrubs, bushes and trees providing a high degree of privacy.

Services - Mains electric, water and drainage.

EPC - Rating E

Council Tax - Band TBA. Business Rates currently applied.

Mobile Coverage		Broadband	
EE	●	Basic	18 Mbps
Vodafone	●	Superfast	80 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 left by the garage. Continue along this road for a short distance taking the first left after the medical centre into Fore Street. Follow the road down the hill past the primary school and the property will be found on the right hand side just after the road splits.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

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