



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Long Ridge  
Boscastle  
PL35 0AP



BRITISH  
PROPERTY  
AWARDS

2023

★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN WADEBRIDGE  
& ROCK



**Guide Price - £400,000**



Changing Lifestyles

01208 814055



# Long Ridge, Boscastle, PL35 0AP



Long Ridge - A spacious and versatile bungalow in the heart of Boscastle

- Three-bedroom detached bungalow
- Set on a generous plot of approx. 0.15 of an acre
- Spacious living room with wood-burning stove
- Bright kitchen with skylight and ample storage
- Large master bedroom with en suite and garden access
- Separate home office/study
- Family bathroom and utility room
- Integral single garage and private driveway parking
- Well-maintained front and rear gardens
- Popular Coastal Location
- Council Banding - D
- EPC - TBC



A spacious and versatile three-bedroom detached bungalow, Long Ridge is set in a generous plot of approximately 0.15 of an acre, located on the peaceful Potters Lane in the highly sought-after coastal village of Boscastle.

This well-proportioned home offers flexible living space, a beautiful garden, and a desirable North Cornwall lifestyle — perfect for permanent residence, a second home, or coastal retreat.

Upon entering, you are welcomed into a porch area that provides a practical buffer between the indoors and outdoors. A handy storage cupboard here is ideal for coats and shoes. At the heart of the home sits a spacious living room, complete with a fireplace housing a cosy wood-burning stove — perfect for those cooler evenings. This central space serves as a wonderful social hub for relaxing with family or entertaining guests.

Adjacent to the living room is the kitchen, which offers ample cupboard and drawer space, ideal for keen cooks. A skylight fills the room with natural light, giving it a bright and airy feel. A separate utility room adds extra convenience and provides access to the large single integral garage, ideal for storage or parking.

Leading off the kitchen is a generous sun room, offering a tranquil space to enjoy views of the garden in comfort all year round. From here, double doors open onto a raised decked area, perfect for al fresco dining or soaking up the Cornish sun.

The property features three bedrooms, including a rear master suite extension, which is a standout feature. This spacious room benefits from its own private en suite (comprising WC, shower, and wash basin) and sliding doors opening directly onto the rear garden — ideal for enjoying a quiet morning coffee in peaceful surroundings.

In addition to the bedrooms, there is a private home study — perfect for those who work from home or need a dedicated office space.

A family bathroom completes the internal accommodation, fitted with a bath, WC, and wash basin.

Externally, Long Ridge is equally impressive. To the front, the property is set back behind an enclosed garden with private driveway parking and mature planting. Side access leads to a well-sized rear garden, complete with mature shrubs and plenty of space for gardening, relaxing, or entertaining.

Long Ridge offers a rare opportunity to secure a private and well-maintained home in one of North Cornwall's most desirable villages. With coastal walks, local shops, and Boscastle's historic harbour all nearby, this property is perfectly positioned to enjoy the very best of Cornish living.





# Changing Lifestyles

Nestled on the rugged North Cornwall coast, Boscastle is a charming and picturesque fishing village renowned for its dramatic coastline, historic harbour, and rich heritage. Surrounded by unspoilt countryside and located within an Area of Outstanding Natural Beauty, Boscastle offers a unique blend of coastal and rural living, making it one of Cornwall's most desirable destinations.

The village itself is steeped in character, with traditional whitewashed cottages, independent shops, art galleries, tearooms, and welcoming pubs. The natural harbour, managed by the National Trust, is a stunning focal point and a favourite spot for walkers, artists, and photographers alike.

Boscastle is also a haven for outdoor enthusiasts, with coastal walks along the South West Coast Path, access to nearby beaches, and opportunities for surfing, kayaking, and wildlife watching. The surrounding landscape includes ancient woodlands, waterfalls, and scenic valleys, perfect for exploring all year round.

Despite its peaceful setting, Boscastle is well connected. The nearby town of Camelford provides additional amenities, and larger hubs such as Bude, Wadebridge, and Launceston are all within easy reach by car.

Whether you're looking for a tranquil permanent home, a holiday retreat, or a base to explore Cornwall's north coast, Boscastle combines natural beauty, community charm, and timeless appeal.



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