



Bond  
Oxborough  
Phillips  
*Changing Lifestyles*

# Providence House, Boscastle, PL35 0BD



## Asking Price - £800,000

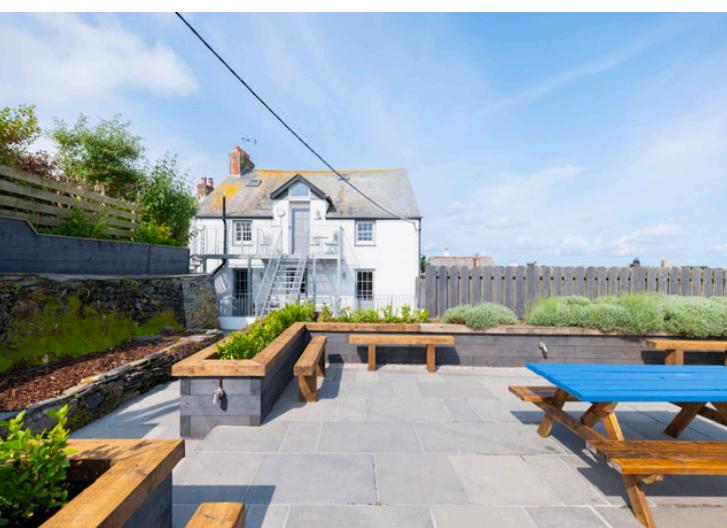


# Province House, Boscastle

A history-rich investment offering three high-spec apartments in the heart of coastal Boscastle.



- 3 Impressive, High Spec Apartments (Wivell, Draper, Merchant)
- Large Open Plan Living/Kitchen/Dining in each apartment
- 6 Bedrooms Total (2 per Apartment)
- Successful Holiday Let
- Good Income Potential
- Full Residential Status - Freehold
- Rare Investment Opportunity
- Private Outside Area for Each Apartment
- Fully Renovated Over Recent Years
- Sea Views - Walking Distance to the Harbour
- Chain Free!
- Fascinating History
- Freehold
- Viewing Advised!



## Providence House History:

Providence House is a beautiful and historic Georgian property, originally built in the 1800s by a wealthy merchant family. It started life as a draper's shop, with the retail space on the ground floor and the living accommodation above. The building is double-fronted, constructed in traditional stone with a slate roof, and sits in a lovely position within an Area of Outstanding Natural Beauty on Boscastle's historic High Street.

Over the years, the property became closely linked with the Wivell family. William Wivell was the first to run it, but after he sadly died at sea at just 33, the house was taken on by his widow Prudence and their son Martyn, along with Martyn's wife, Jemima. The Wivells were clearly a well-established local family, employing a housemaid and a stable hand who both lived with them. The original stable was located in what is now Wivell's Courtyard. The family have a long-standing connection with Minster Church too, where they were all christened, married and eventually laid to rest. Their large obelisk gravestone can still be seen beside the main path to the church.

By the late 1800s, when the railway impacted trade in the harbour, Providence House changed direction and became a boarding house, later turning into a hotel known as St Christopher's. It remained that way until 2017, when it was bought in a derelict condition and restored, with its original name reinstated.

In 2019, the property was carefully renovated and converted into three separate apartments, each with their own private entrance and entry phone system. A lot of thought went into keeping its original character while bringing it up to modern standards. You'll find double-glazed sash windows with deep pine cills, engineered oak flooring, high ceilings and crisp white décor throughout. Modern touches such as underfloor heating in the bathrooms and USB charging points in the kitchens and bedrooms sit comfortably alongside the older features. Many of the rooms enjoy lovely views across the countryside and out towards the sea.

The apartments are currently run as successful holiday lets, and the building really does offer a rare chance to own a beautifully restored piece of Boscastle's history. The Georgian property directly opposite, Hilldene, mirrors Providence House and was also originally built for another wealthy merchant family, which adds to the charm and heritage of this part of the village.

Providence House is a standout period property in Boscastle, full of character, history and quality, and it's been very well cared for.



## Wivell:

Wivell is one of three high spec apartments within Providence House and offers a stylish two bedroom home finished in a modern, on trend design. Entry is from the ground floor into a useful porch area, ideal for coats and shoes before stepping into the main living space.

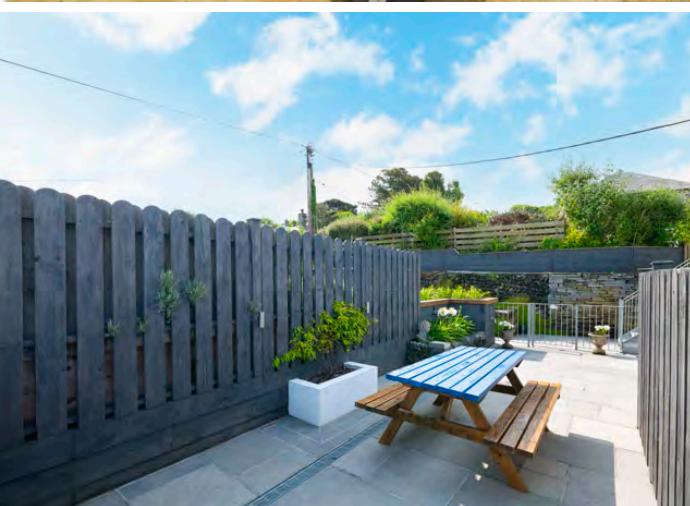
The heart of the apartment is the open plan kitchen, dining and living area. The kitchen is well specified, featuring modern appliances, granite worktops and tiled splashbacks which all add to the contemporary feel. A four seater dining table currently sits to the left of the kitchen with plenty of space to dine comfortably.

The living area is generously sized and offers ample room for furnishings. A striking original Georgian feature fireplace provides a lovely reminder of the building's character while modern LED down lighting and multiple double glazed sash windows ensure the space feels bright and welcoming. A useful storage cupboard completes this area.

Further through, two well presented bedrooms are offered. The main bedroom benefits from direct access to the private rear courtyard which connects the indoor and outdoor space nicely. The family bathroom is a real highlight and includes a standalone statement bath, a walk in modern shower, his and hers basins and a heated towel rail. The quality here is clear.

Externally, the apartment enjoys its own private courtyard along with a raised patio area that showcases far reaching sea views. It is a lovely spot to relax or dine outside.

Wivell is a fantastic apartment with a great specification throughout. Modern, stylish and full of character, it is a brilliant home that has been finished to a very high standard.



### Draper:

Draper is a beautifully presented first floor apartment within Providence House and offers another high quality home finished in a modern and stylish design. On entering the apartment you are welcomed into a useful porch area, perfect for coats and shoes before moving through to the main living space.

The open plan kitchen, dining and living area is a generous room and is filled with natural light throughout the day. The kitchen follows a similar design to Wivell, with modern appliances, granite worktops and tiled splashbacks. There is plenty of space for a dining table, making it an ideal layout for entertaining or everyday living. The living area is well sized and provides a comfortable place to relax in the evenings, helped by a original Georgian feature fireplace that adds a lovely touch of character.

One of the key differences with Draper is the bedroom layout. Both bedrooms are similar in size and each benefits from its own private, modern ensuite, which gives this apartment a very convenient and contemporary feel. Both bedrooms are doubles and each one also enjoys direct access to the outside space. The ensuites are well finished and include a walk in shower, basin and w.c.

Externally, the apartment benefits from access via a fabricated steel balcony which leads out to a private patio area. This is a great spot to sit out and enjoy the sunny Cornish weather.

Draper is another high end apartment within this impressive building and contributes to what is a rare and attractive investment opportunity. Stylish, practical and very well finished, it offers a fantastic blend of modern living and character.



### *Merchant:*

Merchant is the final top floor apartment within Providence House, completing this stylish collection alongside its partner apartments Draper and Wivell. Mirroring the same high-quality design and finish, Merchant offers elevated views, impressive vaulted ceilings and exceptional natural light that enhances the sense of space.

Access is via a fabricated steel staircase leading to a private, east-facing balcony – ideal for morning coffees while enjoying the elevated, far-reaching views. The front door is located on this balcony. Inside, a bright open central hallway sets the tone for the apartment's contemporary interior. To the left and right are two generous double bedrooms, each benefiting from its own high-spec en suite bathroom. Both rooms provide excellent space for furnishings, while the en suites are fitted with walk-in showers, WC and basin. A convenient storage cupboard is also positioned off the hallway.

The open plan kitchen, dining and living area forms the heart of the home. The high-spec kitchen features granite worktops, integrated appliances and sleek cabinetry, with ample room for a dining table. The living space offers a comfortable place to unwind, enhanced by the apartment's vaulted ceilings which expose the original beams. Multi aspect sash windows allow natural light to pour in, creating a bright and inviting atmosphere.

Externally, Merchant enjoys its own private patio area, offering a valuable extension of the living space. This sheltered spot is ideal for morning coffees, alfresco dining and hosting summer barbecues, while also providing a peaceful place to relax in the Cornish sunshine. With space for outdoor seating or pots and planters, it adds a charming and practical outdoor element to the apartment.

# Changing Lifestyles



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*Wivell:*



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*Merchant:*



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