



Bond
Oxborough
Phillips

Changing Lifestyles

12 Eglos View

Boscastle

PL35 0EZ



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Guide Price - £425,000



Changing Lifestyles

01208 814055

12 Eglos View, Boscastle, PL35 0EZ



Modern three-bedroom bungalow offering versatile living in picturesque Boscastle

- Three-bedroom detached bungalow in the sought-after village of Boscastle.
- Bright entrance hallway with utility room and separate WC.
- Flexible third bedroom/study ideal for home working or guests.
- Modern kitchen / dining room with high spec integrated appliances and sea view.
- Spacious living room with cosy multi-fuel burner and garden access.
- Two generous double bedrooms and a well-equipped family bathroom.
- Ample driveway parking, tiered rear and side gardens with patio, lawn and decked areas.
- Council Banding - C
- EPC - C



This beautifully presented three-bedroom bungalow in the sought-after village of Boscastle offers spacious and versatile accommodation throughout, perfect for modern family living or those seeking single-level convenience in a picturesque coastal setting.

Upon entering the property, you are welcomed by a bright and spacious entrance hallway, offering ample room for coats, shoes, and everyday storage. To the right-hand side, there is a practical utility room complete with a sink and space for a washing machine, tumble dryer and freezer, alongside a convenient WC. Also located on this side of the home is a generously sized bedroom, offering flexibility to be used as a guest room, home office, or study.

Moving further into the property, an inner hallway provides access to the main living accommodation and remaining bedrooms. The kitchen/dining room is a stylish and modern space, featuring ample cupboard storage, integrated appliances, and room for family dining. A delightful sea view from the kitchen window adds a special touch to this already appealing room. The kitchen flows effortlessly into the spacious living area, creating an ideal environment for both everyday living and entertaining. The living room is warm and inviting, centred around a charming multi-fuel burner that adds character and cosiness, while a door provides direct access to the rear garden.

The bungalow offers two further double bedrooms, both well-proportioned and generous in size, along with a family bathroom fitted with a bath, separate shower unit, wash basin, and WC. Additional built-in hallway storage further enhances the practicality of the home.

Externally, the property continues to impress with its beautifully arranged and multi-level garden. Accessed via the side of the property, the first tier features a spacious patio area, perfect for outdoor dining and relaxing during the warmer months. The second tier is laid to lawn, providing an excellent space for children, pets, or gardening enthusiasts. The patio wraps around the rear of the bungalow, where there is an additional raised seating area, ideal for enjoying the peaceful surroundings. To the right-hand side of the property, there is also useful additional outdoor patio space great for extra storage.

To the front, the property benefits from a well-maintained driveway offering ample off-road parking for multiple vehicles.

Combining spacious interiors, versatile accommodation, attractive gardens, and a view of the sea, this delightful Boscastle bungalow offers a wonderful opportunity to enjoy comfortable coastal living in one of Cornwall's most desirable villages. A viewing is highly recommended .

Changing Lifestyles

Boscastle is a picturesque and historic coastal village nestled along Cornwall's dramatic North Coast, renowned for its stunning natural beauty, charming harbour, and strong sense of community. Surrounded by breathtaking countryside and rugged cliff-top walks, the village offers a peaceful lifestyle while remaining well connected to nearby towns and amenities.

The village itself provides a range of everyday conveniences including local shops, cafés, traditional pubs, and primary schooling, making it well suited to both families and those seeking a tranquil coastal retreat. Boscastle's scenic harbour and access to the South West Coast Path make it a haven for walkers, nature lovers, and those looking to enjoy the very best of Cornwall's coastline.

The nearby town of Camelford offers a wider selection of amenities, while the popular destinations of Tintagel, Bude, and Wadebridge are all within easy reach. Whether enjoying the coastal scenery, exploring nearby beaches, or taking advantage of the village's welcoming atmosphere, Boscastle offers an enviable lifestyle in one of North Cornwall's most beautiful settings.

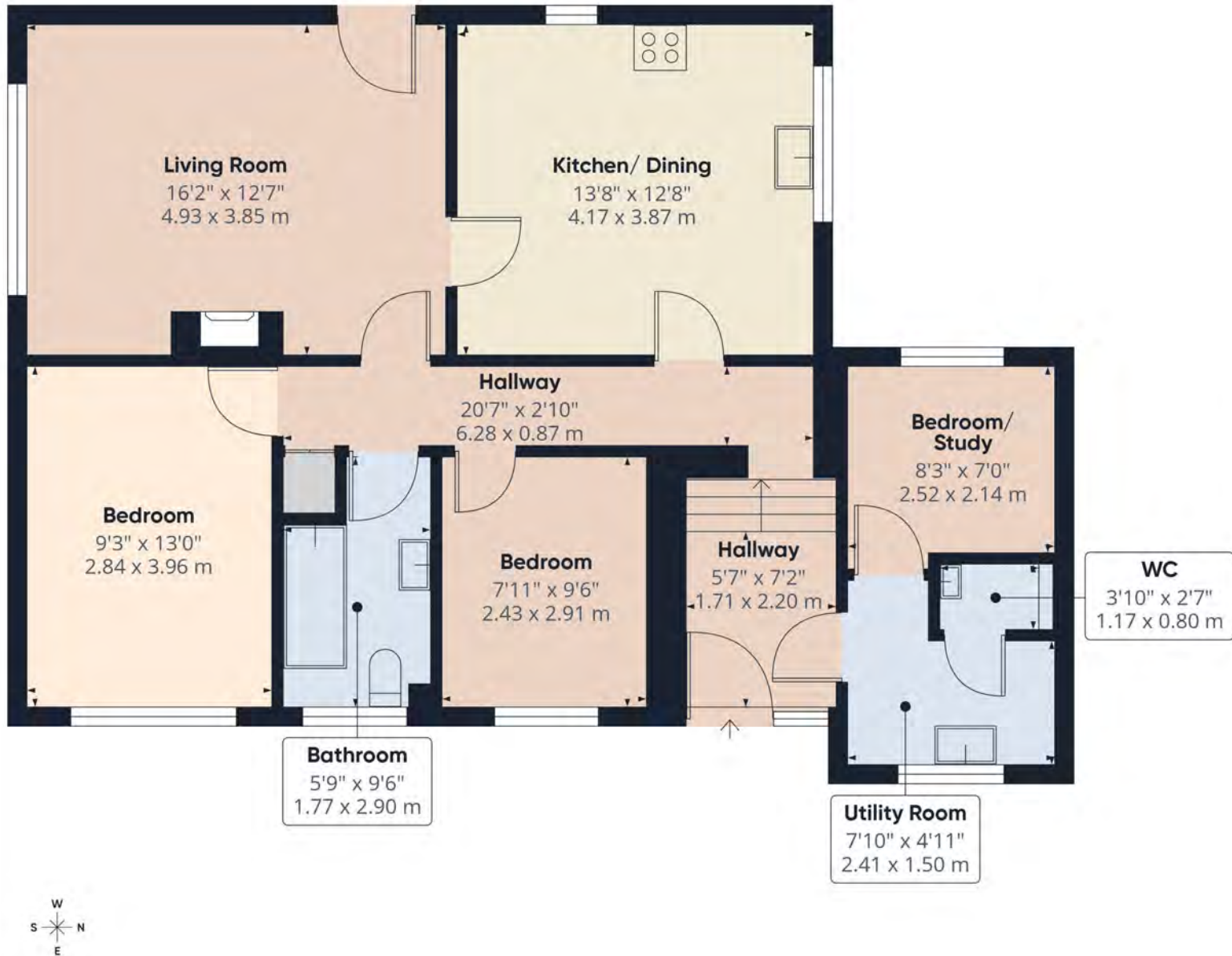


Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

Virtual Tour:



Changing Lifestyles



Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01208 814055 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.

PLEASE NOTE

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose.

We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

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.