



Bond
Oxborough
Phillips

Changing Lifestyles

Pentargon House
New Road
Boscastle
Cornwall
PL35 0AB

Asking Price: £775,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

Pentargon House, New Road, Boscastle, Cornwall, PL35 0AB



- Substantial detached residence in elevated position
- Stunning valley views across Boscastle
- Approx. 0.44 acres of beautifully landscaped gardens
- Extensive improvements and high-quality finish throughout
- Impressive dining room with circular oak staircase
- First floor sitting room with vaulted ceiling & panoramic views
- Spacious and versatile accommodation
- Stylish kitchen/breakfast room
- Multiple reception rooms including hobbies/games room
- Principal bedroom with en-suite
- Extensive off-road parking via tarmac driveway
- Detached outbuilding with twin carport and garage
- Composite decking ideal for entertaining
- Terraced gardens with summerhouse and allotment area



An exceptional opportunity to acquire this substantial and beautifully presented detached residence, occupying a generous plot of approximately 0.44 acres. Enjoying an elevated position with far-reaching views across the Boscastle valley the property is situated only a short walk from the doctors surgery, pharmacy, convenience store, Forrabury Common and South West Coastal path.

Pentargon House has been significantly improved by the current owners, with a thoughtfully designed extension enhancing both the space and overall flow of the accommodation. This includes an impressive dining room featuring a striking circular oak staircase, which leads to a superb first floor sitting room—a standout feature of the home—boasting vaulted ceilings and enjoying panoramic views across the surrounding countryside and valley beyond.

The accommodation is both spacious and versatile, ideally suited to family living, with a well-balanced layout throughout. At the heart of the home lies a stylish and well-equipped kitchen/breakfast room, complemented by multiple reception rooms including a generous living room and an excellent hobbies/games room, offering flexibility for a variety of uses. The property offers multiple well-proportioned bedrooms, including a principal bedroom with en-suite facilities, alongside additional bathrooms serving the remaining accommodation.

Externally, the property is approached via a tarmac entrance driveway providing extensive off-road parking for multiple vehicles, leading to a detached garage/ double carport, offering excellent storage and versatility. The beautifully landscaped gardens are arranged over a series of terraced levels with well-stocked borders, lawned areas and a useful allotment with raised beds. A composite decking area adjoins the property, accessed via bi-fold doors from the dining room—perfect for outdoor dining—whilst a summerhouse enjoys an elevated position taking full advantage of the superb valley views.

The home is presented to a high standard throughout, combining modern comforts with character features, and enjoys an abundance of natural light, an internal viewing comes highly recommended to appreciate the size and scope of the property on offer. EPC Rating TBC. Council Tax Band F



Changing Lifestyles

01288 355 066
bude@boproperty.com



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.



Property Description

Entrance Hall - 11' x 9'3" (3.35m x 2.82m)

WC - 5'9" x 2'8" (1.75m x 0.81m)

Office - 7'11" x 6'1" (2.41m x 1.85m)

Hobbies Room - 15'7" x 15'1" (4.75m x 4.6m)

Plant Room - 5'4" x 3'4" (1.63m x 1.02m)

Living Room - 19'8" x 11'10" (6m x 3.6m)

Kitchen/Breakfast Room - 15'8" x 14'1" (4.78m x 4.3m)

Utility Room - 5'9" x 5'8" (1.75m x 1.73m)

Dining Room - 15'5" x 11'11" (4.7m x 3.63m)

First Floor Landing - 21'9" x 4' (6.63m x 1.22m)

Bedroom 1 - 16' x 15'1" (4.88m x 4.6m)

Built in wardrobe.

Ensuite - 9'4" x 7'11" (2.84m x 2.41m)

Bedroom 2 - 11'8" x 9'6" (3.56m x 2.9m)

Built in wardrobe.

Bedroom 3 - 11'9" x 8'10" (3.58m x 2.7m)

Bedroom 4 - 10'5" x 9'4" (3.18m x 2.84m)

Shower Room - 6'1" x 5'3" (1.85m x 1.6m)

Bathroom - 8'2" x 5'10" (2.5m x 1.78m)

Sitting Room - 15'6" x 11'6" (4.72m x 3.5m)

Outside - The property is approached via a tarmac entrance driveway providing extensive off-road parking for multiple vehicles, leading to a detached garage/double carport, offering excellent storage and practical space for vehicles, hobbies or workshop use.

The gardens are a particular feature of the property, extending to approximately 0.44 acres in total and having been beautifully landscaped to create a series of terraced areas, all enjoying varying aspects across the valley.

Adjoining the property is a generous composite decking area, perfectly positioned to take advantage of the outlook and accessed directly from the dining room via bi-fold doors—creating an ideal space for al fresco dining and entertaining.

The gardens continue to wrap around the property, predominantly laid to lawn with well-stocked borders, mature planting and established trees providing colour and privacy throughout the seasons. The owners have created numerous seating areas to enjoy the gardens from including a pond as well useful sheds and a greenhouse. A dedicated allotment area has been thoughtfully created, laid to gravel with raised planting beds—perfect for those with an interest in growing vegetables, herbs or flowers.

Outside Cont'd - A summerhouse is positioned in an elevated section of the garden, enjoying particularly fine views across the surrounding landscape, offering a peaceful retreat to sit and unwind.

Double Carport - 19'2" x 18'3" (5.84m x 5.56m)

Power and light connected.

Garage - 18'2" x 9'2" (5.54m x 2.8m)

Up and over vehicle entrance door. Power and light connected.

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

Council Tax - Band F

EPC - Rating TBC

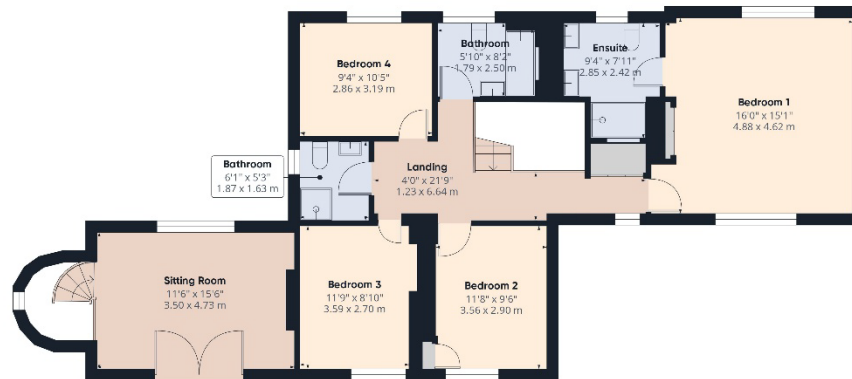
Anti Money Laundering - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Floorplan

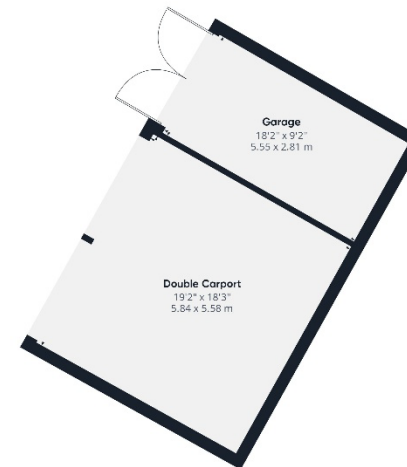
Changing Lifestyles



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

2681 ft²
249 m²

Reduced headroom

53 ft²
4.9 m²

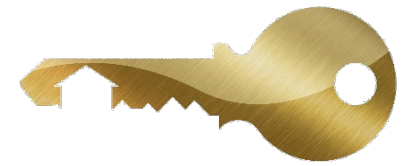
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

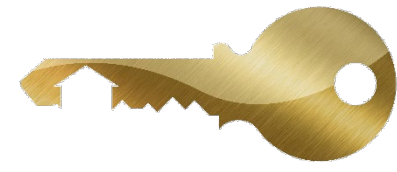
GIRAFFE360

Pentagon House, New Road, Boscastle, Cornwall, PL35 0AB



Changing Lifestyles

01288 355 066
bude@boproperty.com



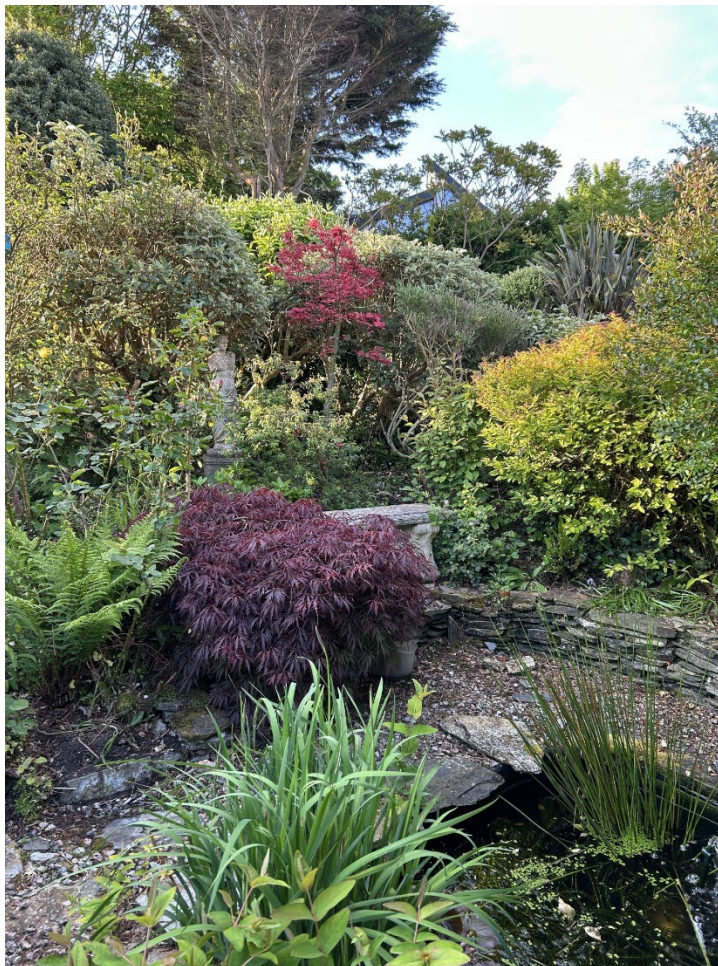
Pentargon House, New Road, Boscastle, Cornwall, PL35 0AB



Changing Lifestyles

01288 355 066
bude@boproperty.com

Pentargon House, New Road, Boscastle, Cornwall, PL35 0AB



EPC TBC

Directions

If arriving in Boscastle from the Camelford direction (B3266), drive past the Premier store, turning right into New Road, Pentargon House is the first house on the left after the sharp bend. If arriving in Boscastle from the A39 Bude to Wadebridge Road follow the B3263 all the way to the harbour and continue up New Road around the hairpin bend and Pentargon House is the last house on the right before the sharp right-hand bend towards the top of the hill. A name plaque is clearly displayed on the lawn.

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 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.

Changing Lifestyles

01288 355 066
bude@boproperty.com

We are here to help you find and buy your new home...

34 Queen Street
Bude
Cornwall
EX23 8BB
Tel: 01288 355 066
Email: bude@bopproperty.com

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.

Please do not hesitate to contact
the team at Bond Oxborough
Phillips Sales & Lettings on

01288 355 066

for a free conveyancing quote and
mortgage advice.

