



Bond
Oxborough
Phillips

Changing Lifestyles

Jarvies
Gunpool Lane
Boscastle
Cornwall
PL35 0AT

Asking Price: £325,000 Freehold



Changing Lifestyles

01288 355 066
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Jarvies, Gunpool Lane, Boscastle, Cornwall, PL35 0AT



- Characterful 3 Bedroom Cottage
- Sought After Boscastle Location
- Currently Operated As A Holiday Let
- Exposed Beams & Character Features
- Enclosed Garden With Paved Seating Area
- Allocated Parking Space
- Parking Accessed To Rear Of Neighbouring Property
- Ideal Permanent Home, Holiday Home Or Investment
- Close To Harbour, Coast Path & Village Amenities
- EPC: TBC
- Council Tax Band: B



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An exciting opportunity to acquire this charming and characterful 3 bedroom cottage, quietly situated along Gunpool Lane within the highly sought after coastal village of Boscastle. Currently operated as a holiday let, the property offers appealing and versatile accommodation, together with an enclosed garden and the valuable benefit of an allocated parking space.

The accommodation is arranged over 2 floors and retains a wealth of character throughout, including exposed ceiling beams and deep window reveals. On the ground floor, an entrance hall provides access to a fitted kitchen, a spacious living room and a separate dining room with French doors opening directly onto the garden. A family bathroom completes the ground floor accommodation. On the first floor, the landing provides access to 3 bedrooms, with the principal bedroom being particularly generous in size. The remaining bedrooms offer flexible space for family, guests or continued holiday-let use, whilst a separate WC is also located on this floor.

Externally, the property enjoys a pleasant enclosed garden, providing a paved seating area surrounded by established planting, mature shrubs and greenery, creating a sheltered and private space for outdoor dining and relaxation. The property also benefits from an allocated parking space, accessed to the rear of the neighbouring property.

A delightful character home in one of North Cornwall's most popular villages, well suited as a permanent residence, coastal retreat or investment opportunity.

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.

Covered Entrance Porch

Entrance Hall - 2'11" x 5'6" (0.9m x 1.68m)

Living Room - 17'3" x 11'6" (5.26m x 3.5m)

Dining Room - 8' x 7'3" (2.44m x 2.2m)

Kitchen - 7'2" x 7'6" (2.18m x 2.29m)

First Floor Landing

Bedroom 1 - 17'6" x 6'11" (5.33m x 2.1m)

Bedroom 2 - 10'3" x 7'9" (3.12m x 2.36m)

Bedroom 3 - 7'2" x 7'7" (2.18m x 2.3m)

Bathroom - 6'3" x 5'1" (1.9m x 1.55m)

WC - 3' x 2'8" (0.91m x 0.81m)

Outside - The property is approached from Gunpool Lane, with the garden positioned to the side and rear of the cottage. This attractive enclosed space is principally arranged as a paved patio, offering ample room for garden furniture, outdoor dining and entertaining. Mature hedging, established planting and surrounding greenery provide a pleasant degree of shelter and privacy. Pedestrian access to side via pathway. The property has an allocated parking space in a communal parking area.

Services - Mains electric, water and drainage.

EPC - Rating TBC.

Council Tax - Band B

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.



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.

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



EPC TBC

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 into New Road, and upon reaching the petrol station turn left into Gunpool lane whereupon the property will be found after a short distance on the left hand side.