



Bond
Oxborough
Phillips

Changing Lifestyles

1 Willapark View
Boscastle
Cornwall
PL35 0DR

Asking Price: £265,000 Freehold



Changing Lifestyles

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1 Willapark View, Boscastle, Cornwall, PL35 0DR



- Mid-Terrace
- Elevated Position
- 2 Bedrooms
- 2 Reception Rooms
- Sea Views
- Village Location
- Garden
- No Onward Chain
- Council Tax Band: B
- EPC Rating: D



An opportunity to acquire this recently renovated 2 bedroom mid terrace cottage occupying an elevated position within this popular fisherman's village. The residence offers a wealth of character and charm throughout and enjoying superb views over the valley, sea and coastline. The property briefly comprises a kitchen, dining room, lounge, 2 bedroom, bathroom and a rear garden. The property would make an ideal second property/investment whilst equally suiting as a permanent home.



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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.

Kitchen - 13' x 7'1" (3.96m x 2.16m)

Comprises a range of base and wall units with laminate roll edge worktops over incorporating a stainless steel sink/drain unit with mixer tap. Space for freestanding cooker with extractor fan over. Under counter oil fired boiler. Two windows to side elevation. Velux window. Door to garden.

Dining Room - 15'4" x 11'4" (4.67m x 3.45m)

Window to rear elevation. Door to under stairs cupboard. Original chimney breast which subject to necessary works could be a working fire place. Further storage cupboard. Door to hall.

Hall - Door to lounge and dining room. Stairs to first floor landing.

Lounge - 15'4" x 9'7" (4.67m x 2.92m)

Two windows to front elevation. Feature fireplace. Storage cupboard with shelves above.

First Floor Landing - Doors to both bedrooms and bathroom. Hatch with pull down ladder providing access to loft.

Bedroom 1 - 15'4" x 9'7" (4.67m x 2.92m)

Window to front elevation with far reaching sea and coastline views. Feature fire place. Door to storage cupboard with dual access.

Bedroom 2 - 11'4" x 8'5" (3.45m x 2.57m)

Window to rear elevation boasting sea and coastline views. Door to storage cupboard with dual access.

Bathroom - 7'8" x 6'5" (2.34m x 1.96m)

Enclosed panel "P" shaped bath with shower over, low level WC and pedestal hand wash basin. Chrome heated towel rail. Frosted window to rear elevation.

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Loft - Accessed via a pull down loft ladder. Two Velux windows to front elevation. Exposed beams. Power and light connected and heating.

Outbuilding - Two Door to front elevation.

Outside - The property is approached via a shared entrance and has a right of way across the rear of number 2, 3 and 4. At the rear of the property is a patio area perfect for al fresco dining and the garden is mainly laid to lawn with a further patio area. To the side of the outbuilding is a small parcel of land offering a further garden with sea and coastline views.

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

Council Tax Band - B

EPC Rating - D



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Total area: approx. 112.2 sq. metres (1207.4 sq. feet)

Bond Oxborough Phillips - Not to Scale
Plan produced using PlanUp.

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 and turn right by the garage. Continue along this road for a short distance where the property will be found on the right hand side with a 'For Sale' board clearly displayed.

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 distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	