



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Fuchsia Cottage  
High Street  
Boscastle  
Cornwall  
PL35 0BE

**Asking Price: £335,000 Freehold**



Changing Lifestyles

01288 355 066  
bude@boproperty.com

Fuchsia Cottage, High Street, Boscastle, Cornwall, PL35 0BE



- Character Cottage
- Elevated Position
- 2 Bedrooms
- Wood Burning Stove
- Sea Views
- Successful holiday let
- Garden
- No Onward Chain
- Council Tax Band - B
- EPC Rating - E



**An exciting opportunity to acquire this charming 2 bedroom cottage enjoying spectacular elevated views within this popular fisherman's village. The residence offers open plan accommodation on the ground floor and boasts a wealth of character features including large stone built fireplace, beamed ceilings and a clome oven. The property would be perfect for those seeking a second property/investment home offering low maintenance patio gardens enjoying an elevated aspect over Boscastle and with superb coastline views.**



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**Boscastle, with its own Elizabethan 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 North 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 approx 60 miles whilst Okehampton and Dartmoor are approx. 40 miles. The market town of Holsworthy is approx 22 miles. The A30 dual carriageway now extends from Exeter to Launceston and beyond.**

**Entrance Porch** - 5'2" x 2'10" (1.57m x 0.86m)  
Double glazed entrance porch. Door to;

**Open Plan Kitchen/Diner/Lounge** - 19'10" x 15'1" (6.05m x 4.6m)

Offering distant sea views and benefitting from a triple aspect with windows to the front, rear and side elevations, this open plan room offers versatile living accommodation and offers ample space for large suite and dining table. Feature fire place housing wood burning stove. The kitchen comprises a range of base and wall units with laminate roll edge worktops over incorporating a stainless steel sink/drainer unit with mixer tap. Space for freestanding cooker, washing machine and under counter fridge. Stairs to first floor landing with under stairs storage. Exposed beams throughout. Door to rear garden

**First Floor Landing** - Doors to 2 bedrooms and bathroom. Loft hatch. Window to rear elevation.

**Bedroom 1** - 10'7" x 9'11" (3.23m x 3.02m)  
Window to the side and front elevation with elevated sea views.

**Bedroom 2** - 8'8" x 8'7" (2.64m x 2.62m)  
Window to front elevation.

**Bathroom** - 7'3" x 4'9" (2.2m x 1.45m)  
This 3 piece suite comprise a enclosed panel bath with shower over, low level WC and pedestal hand wash basin. Chrome heated towel rail. Window to side elevation enjoying sea views.

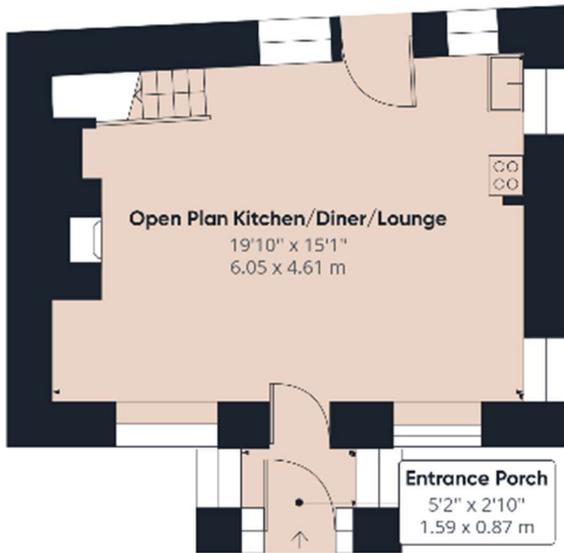
**Outside** - The outside of the property is mainly laid with crazy paved patio and mature shrubs and flowers bordering. Due to the garden elevated position it offers

far reaching sea and coastline views and makes for the perfect al fresco dining spot. To the rear of the property is a block built store room and further shed. On street parking can be found on nearby roads.

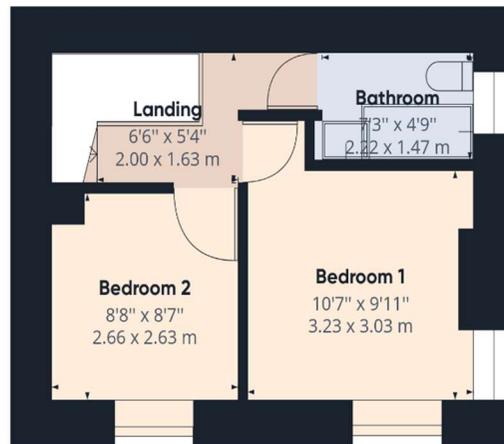
**Services** - Mains water, electric and drainage.



# Fuchsia Cottage, High Street, Boscastle, Cornwall, PL35 0BE



Floor 0



Floor 1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>46</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## 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.

## 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 left by the garage. Continue along this road for a short distance taking the next right onto High Street and proceed up the hill where after a short distance Fuchsia Cottage will be found on the right hand side.