

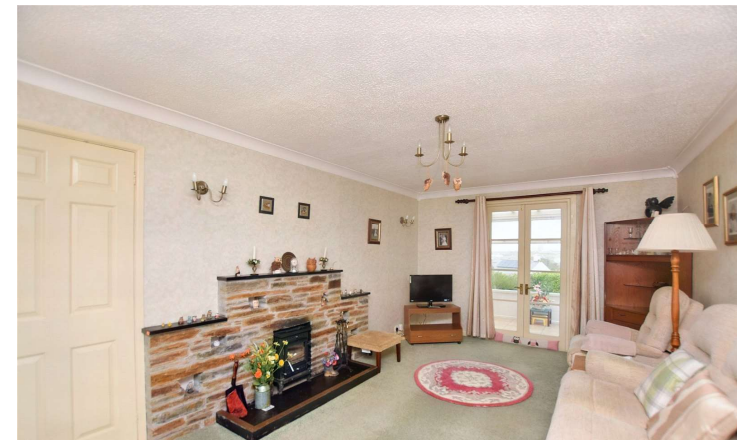


Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Cavendish House  
Paradise Road  
Boscastle  
Cornwall  
PL35 0BH

**Asking Price: £550,000 Freehold**



Changing Lifestyles

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# Cavendish House, Paradise Road, Boscastle, Cornwall, PL35 0BH



- 3 BEDROOM
- DETACHED RESIDENCE
- VIEWS ACROSS TO FERRABURY CHURCH AND THE SEA BEYOND
- GENEROUS PLOT
- LARGE ENCLOSED GARDENS
- ENTRANCE DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING
- INTEGRAL GARAGE
- EPC: TBC
- COUNCIL TAX BAND: E



Enjoying a pleasant, tucked away location within this most sought after coastal village a deceptively spacious 3 bedroom detached residence requiring some modernisation, enjoying a generous plot with superb sea and hinterland views. Offering versatile living space throughout the property boasts generous rear enclosed gardens, with an entrance driveway providing ample off road parking and integral garage. Awaiting probate the property is offered with **NO ONWARD CHAIN.**



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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.



# Property Description

**Entrance Porch** - 5'6" x 5'4" (1.68m x 1.63m)

Door to Garage.

**Entrance Hall** - Staircase leading to first floor landing.

Built in under stair storage.

**Kitchen/Dining Room** - 17'8" (5.38) (Max) x 17'7" (5.36) (Max)

A dual aspect L Shaped room with fitted kitchen comprising a range of base and wall mounted units with work surfaces over incorporating stainless steel 1 1/2 sink drainer unit with mixer tap over, built in 4 ring gas hob, high level double oven, integrated dishwasher and space for under counter fridge. Ample space for dining table and chairs. Windows to front and rear elevations.

**Living Room** - 17'8" x 10'11" (5.38m x 3.33m)

Generous reception room with window to front elevation and double doors to:

**Sun Room** - 11'9" x 8' (3.58m x 2.44m)

Windows overlooking the rear landscaped gardens with doors to outside.

**Utility Room** - 11'3" x 6'11" (3.43m x 2.1m)

Built in airing cupboard. Door to Rear Porch.

**WC** - 6'11" x 1'1" (2.1m x 0.33m)

Low flush WC, vanity unit with wash hand basin.

**Rear Porch** - 7'10" x 4'5" (2.4m x 1.35m)

Windows to rear elevation and door to elevated patio area.

**First Floor Landing**

**Bedroom 1** - 18'2" x 10'10" (5.54m x 3.3m)

Generous dual aspect double bedroom with superb views over the surrounding hinterland and to the sea from the rear elevation.

**Bedroom 2** - 13'9" x 11'4" (4.2m x 3.45m)

Double bedroom with window to rear elevation enjoying elevated views across to Forrabury church and to the coastline beyond.

**Bedroom 3** - 15'8" x 6'11" (4.78m x 2.1m)

Window to rear elevation enjoying views across the surrounding hinterland and to the sea beyond.

**Bathroom** - 10'3" x 5'11" (3.12m x 1.8m)

Panel bath with mixer tap, enclosed shower cubicle with electric shower over, pedestal wash hand basin, low flush WC, heated towel rail. Window to side elevation.

**Integral Garage** - 16'4" x 9'4" (4.98m x 2.84m)

Up and over vehicle entrance door. Floor mounted oil fired boiler. Window to side elevation.

**Outside** - The property is approached via an entrance driveway providing ample off road parking and leading to the integral garage. Pedestrian access to both sides of the residence lead to the large enclosed rear and side garden laid principally to lawn with a variety of mature shrubs, trees and hedges. A large raised patio area adjoins the rear of the property providing an ideal spot for al fresco dining with views across to Forrabury Church.

**Services** - Mains Water, drainage, electric and oil fired central heating.





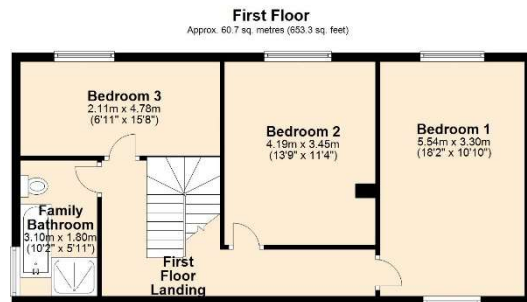
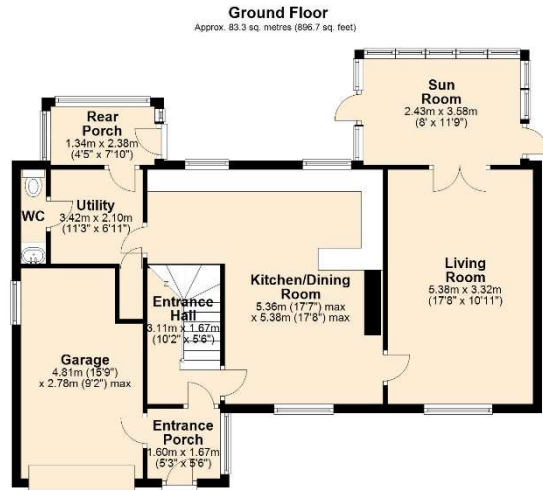
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Total area: approx. 144.0 sq. metres (1550.0 sq. feet)

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 left by the garage. Continue along this road for a short distance taking the next right onto High Street and proceed up the hill taking the next right onto Paradise Road and continue for 50 yards where the entrance to Cavendish House will be found on your right hand side with a Bond Oxborough Phillips for sale board clearly displayed.

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.

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