



Bond
Oxborough
Phillips

Changing Lifestyles

Wellsteads
Boscastle
Cornwall
PL35 0EN

Asking Price: £350,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

Wellsteads, Boscastle, Cornwall, PL35 0EN



- 2 BEDROOMS
- DETACHED BUNGALOW
- REQUIRING COMPLETE MODERNISATION THROUGHOUT
- SPECTACULAR COASTAL AND HINTERLAND VIEWS
- GENEROUS PLOT
- FRONT AND REAR GARDENS
- GARAGE
- NO ONWARD CHAIN
- EPC: G
- COUNCIL TAX BAND: C



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Enjoying a pleasant location on the edge of this most sought after coastal village an exciting opportunity to acquire this 2 bedroom detached bungalow enjoying spectacular coastal and hinterland views requiring complete modernisation throughout. Standing in its own generous plot with a useful garage the residence is offered to the open market with no onward chain. Virtual Tour available upon request. EPC G. Council Tax Band C.

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 Hall - Doors to living room, bedrooms, bathroom and WC. Cloak cupboard housing hot water cylinder and electric boiler for the underfloor vented central heating system. Flag stone flooring.

Kitchen - 10'11" x 9'9" (3.33m x 2.97m)

Comprising a range of base and wall units with laminate roll edge worktops over incorporating a sink/drain unit with mixer tap. Space for free standing cooker and fridge freezer. Window to the front and side elevation. Flag stone flooring.

Living Room - 13'1" x 13' (4m x 3.96m)

Benefitting from a dual aspect with a window to the side elevation and a further window with door to rear elevation and conservatory. Feature fire place housing multi-fuel burner.

Conservatory - 9'8" x 6'10" (2.95m x 2.08m)

Windows to the side and rear elevation with patio door to the rear garden. Sea and countryside views.

Bedroom 1 - 13' x 9'11" (3.96m x 3.02m)

Window to rear elevation benefitting from spectacular coastal and hinterland views. Built in wardrobe.

Bedroom 2 - 8'3" x 6'8" (2.51m x 2.03m)

Window to front elevation. Built in storage.

Bathroom - 6'9" x 5'8" (2.06m x 1.73m)

Frosted window to side elevation. Enclosed panel bath. Vanity unit with hand wash basin over. Chrome heated towel rail.

WC - 6'8" x 2'10" (2.03m x 0.86m)

Low level WC and wall mounted hand wash basin. Window to the side elevation.

Outside - A set of pedestrian steps located beside the garage leads to the front garden principally laid to lawn with a paved path leading to the entrance porch. Pedestrian access round both sides of the bungalow leads to the rear gardens with a variety of mature shrubs and hedges. A raised patio area adjoins the bungalow leading to the Conservatory enjoying far reaching coastal views.

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

EPC - G

Council Tax - Band C



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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 a Bond Oxborough Phillips for sale board will be found on your left hand side with the pedestrian access leading to Wellsteads located along with the garage.

