



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Valency  
Penally Hill  
Boscastle  
Cornwall  
PL35 0HF

**Asking Price: £675,000 Freehold**



Changing Lifestyles

01288 355 066  
bude@boproperty.com



Valency, Penally Hill, Boscastle, Cornwall, PL35 0HF



- 3 BEDROOM DETACHED HOME
- 1 BEDROOM ANNEX
- DETACHED GARAGE
- LOCATED IN A SOUGHT AFTER PICTURESQUE VILLAGE
- AMPLE OFF ROAD PARKING
- WALKING DISTANCE TO LOCAL AMENITIES
- CHARACTER FEATURES
- VALLEY VIEWS
- COUNCIL TAX BAND D
- EPC RATING TBC



**This delightful detached character residence is presented to a high standard throughout is situated within the popular and sought after harbour village of Boscastle. The property originally dates back to the 18th Century and has been successfully run as a B&B in its previous years, however is now a well-loved family home with all modern day essentials. This 3 bedroom home offers plenty of original features with space throughout and has the added bonus of a 1 bed attached studio. The main property briefly comprises a kitchen/diner, utility, lounge, sunroom, WC, 3 double bedrooms and 3 ensuite's and the studio briefly comprises a kitchen/diner, lounge, double bedroom, shower room and WC. The outside offers a private drive providing ample off road parking and access to a detached garage, two further storage sheds, multiple patio's and mature garden all benefitting from views over Boscastle Valley.**



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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.



# Internal Description

## Main House

**Entrance Hall/Sun Room** - 9'8" x 6'3" (2.95m x 1.9m)

**Sunroom** - 12'7" x 11'11" (3.84m x 3.63m)

This large sunroom benefits from being south facing with views over the garden and surrounding Boscastle valley. Large patio doors to the side elevation with a further door to the side elevation being used as the residence's main entrance door.

**Kitchen/Diner** - 13'9" x 11'10" (4.2m x 3.6m)

This modern kitchen comprises a range of base units with Corian worktops over incorporating a 5 ring LPG gas hob with extractor hood over and double Belfast sink with mixer tap over. Integrated eye level double oven, fridge and dishwasher. Two windows to both side elevations and patio door to the front elevation overlooking the garden. Ample space for family dining table.

**Utility Room** - 8'4" x 5'7" (2.54m x 1.7m)

A range of wall mounted units with space and plumbing for a washing machine and tumble dryer with work surface over. Door and two windows to the rear elevation. Ample space for a further fridge/freezer.

**Hall** - 12'4" x 7'10" (3.76m x 2.4m)

Door to lounge, kitchen/diner, utility room, WC and sunroom. Under stairs storage cupboard. Further storage cupboard. Stairs to first floor landing.

**WC** - 7'7" x 3'1" (2.3m x 0.94m)

Gothic arch style frosted window to the front elevation. Low level WC. Countertop hand wash basin.

**Lounge** - 21'2" x 16'1" (6.45m x 4.9m)

This spacious lounge boasts light with one Gothic arch style window and a further window to the front elevation. A feature fireplace takes centre stage housing a wood burning stove with wooden mantle and slate hearth. Exposed painted beams throughout. Ample space for large suite and dining table.

**First Floor Landing** - A half landing with stairs to bedroom 1 and bedroom's 2 and 3. Exposed stonework.

**Bedroom 1** - 14'9" x 11'9" (4.5m x 3.58m)

A frosted window boasts light to a private hall leading to this main suite. A large window to the front elevation benefits from views over the garden and Boscastle valley behind. Exposed painted stonework. Door to Ensuite.

**Ensuite** - 7'3" x 6'11" (2.2m x 2.1m)

This modern suite comprising a large shower cubicle with mains fed shower over and built in shower niche, low level WC and wall mounted hand wash basin with vanity unit. Frosted window to rear elevation with slate sill. Chrome heated towel rail. Extractor fan. Loft hatch.

**Bedroom 2** - 14'2" x 12'11" (4.32m x 3.94m)

Currently set up as a home office by the vendor but would be originally used as bedroom 2, this light and airy room benefits from large Gothic arch style window to the front elevation overlooking the garden and Boscastle valley behind. Built in wardrobes. Over stairs storage cupboard. Exposed painted beam. Loft hatch. Door to ensuite

**Ensuite** - 7'5" x 3'10" (2.26m x 1.17m)

Low level WC, large shower cubicle with electric shower over and wall mounted hand wash basin. Heated towel rail. Frosted window to the front elevation. Extractor fan.

**Bedroom 3** - 16'8" x 9'8" (5.08m x 2.95m)

Benefitting from a dual aspect with large Gothic arch style windows to the front and side elevations with views over the Boscastle valley. Vaulted ceilings with exposed painted beams throughout. Original and painted stonework. Door to ensuite.

**Ensuite** - 6'2" x 3'10" (1.88m x 1.17m)

Low level WC, vanity unit with hand wash basin over and large shower cubicle with electric shower over. Heated towel rail. Extractor fan.

## Studio

**Kitchen/Diner** - 20'3" x 6'5" (6.17m x 1.96m)

Entrance door leading into the kitchen/diner. This light and airy room benefits from vaulted ceilings with two Velux windows to the rear elevation. Ample space for family dining table. The kitchen comprises a range of base units with laminate roll edge worktops over incorporating a stainless steel sink/drainage unit with mixer tap. Space for freestanding cooker with extractor hood over, under counter fridge, washing machine and dishwasher. Door to WC and shower room.

**Lounge** - 11'4" x 11'3" (3.45m x 3.43m)

Window to the front elevation overlooking the courtyard. Fireplace housing electric fire. Painted exposed beams.



Door originally providing access into the main residence which is no longer in use but could be reinstated subject to necessary works.

**Bedroom 1** - 11'7" x 9' (3.53m x 2.74m)

Window to the side elevation with further patio doors to the front elevation. Exposed stonework.

**Shower Room** - 6' x 4'4" (1.83m x 1.32m)

Large shower cubicle with electric shower over. Chrome heated towel rail. Steps down to bedroom.

**WC** - 5'3" x 4'9" (1.6m x 1.45m)

Frosted window to the front elevation. Vanity unit with hand wash basin over and low level WC. Chrome heated towel rail. Extractor fan.

**Detached Garage** - 17'10" x 8'7" (5.44m x 2.62m)

Wooden double doors to the front elevation with a pedestrian door to the side elevation. Light and power connected.

**Outside** - The property is approached via a private drive providing ample off road parking for several vehicles and access to detached garage and attached studio. The front of the property benefits from multiple patio areas providing the perfect space to enjoying views over the Boscastle Valley or al fresco dining. To the side of the property is a further garden which is mainly laid to lawn with mature shrubs/flower beds bordering and benefits from a summer house and greenhouse. To the side and rear of the property is a further timber shed and block built shed providing further storage away from the detached garage which has light and power connected.

**Services** - Mains water, drainage and electric. The main residence benefits from oil fired central heating





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throughout and the studio benefits from electric panel heaters throughout.

**Council Tax Band** - D

**EPC Rating** - TBC

### Mobile Coverage

EE	●
Vodafone	●
Three	●
O2	●

### Broadband

Basic	16 Mbps
Superfast	37 Mbps



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Approximate total area<sup>(1)</sup>

2177.17 ft<sup>2</sup>

202.27 m<sup>2</sup>

## Directions

From Bude proceed south along the A39 passing through the village of Wainhouse Corner. After this village take the right hand turn signposted Boscastle and follow this road into the village. As you proceed down Penhally Hill the entrance to Valency will be found on the left hand side just before the road flattens take the left turn into Valency's own private gravel drive where a Bond Oxborough Phillips Board will 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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We are here to help you find  
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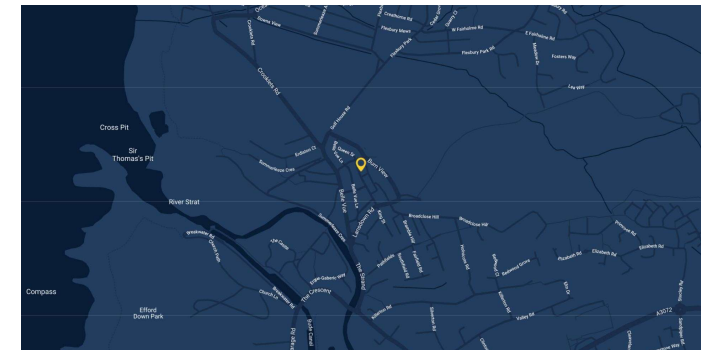
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