



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Mount Pleasant  
Potters Lane  
Boscastle  
Cornwall  
PL35 0AP

**Asking Price: £360,000 Freehold**



Changing Lifestyles

01288 355 066  
bude@boproperty.com

# Mount Pleasant, Potters Lane, Boscastle, Cornwall, PL35 0AP



- ELEVATED POSITION
- 3 BEDROOM SEMI-DETACHED COTTAGE
- WELL PRESENTED THROUGHOUT
- CHARACTER FEATURES
- ENCLOSED GARDEN
- NO ONWARD CHAIN
- EPC: E
- COUNCIL TAX: TBA
- EPC: E



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An opportunity to acquire this well presented 3 bedroom character cottage occupying an elevated position within this popular fisherman's village. The residence offers a wealth of character and charm throughout and has been sympathetically modernised throughout. Enclosed garden to the front and oiled fired central heating. The property would make an ideal second property/investment whilst equally suiting as a permanent home.

**EPC Rating E. Council Tax Band: TBA.**

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 intercity 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.

**Entrance Hall** - Flagstone flooring with stairs leading to the first floor.

**Kitchen / Dining Room** - 21'10" x 10'2" (6.65m x 3.1m)

A fitted range of base and wall mounted units with work surfaces over incorporating a 1 1/2 stainless steel sink drainer unit with mixer tap, integrated oven, hob with extractor over, space and plumbing for dishwasher and washing machine. Space for fridge/ freezer and floor mounted gas fired boiler. Ample dining space for all the family and plenty of natural light from the two windows to the front elevation and door to garden.

**Shower Room** - 4' x 7'4" (1.22m x 2.24m)

Comprising of a low level WC, hand wash basin and large walk-in shower cubicle with mains fed shower over. Extractor fan and towel rail.

**Living Room** - 12'11" x 11' (3.94m x 3.35m)

Flagstone flooring with feature fireplace housing log burner. Bay window to front elevation.

**First Floor Landing** - Doors leading to all rooms.

**Bedroom 1** - 12'6" x 10'10" (3.8m x 3.3m)

Double bedroom with bay window to front elevation.

**Bathroom** - 5'6" x 7'11" (1.68m x 2.41m)

Enclosed panel bath with shower over, low level WC, wall hung wash hand basin with vanity unit beneath, heated towel rail and frosted window to front elevation.

**Bedroom 2** - 11'7" x 11'2" (3.53m x 3.4m)

Double bedroom with built in storage cupboards and window to front elevation.

**Bedroom 3** - 10'6" x 7'7" (3.2m x 2.3m)

Double bedroom with window to front elevation

**Outside** - Pedestrian gate to the side of the property leads to the delightful enclosed garden laid principally laid to lawn with mature flower/shrub borders and paved patio area providing an ideal spot for al fresco dining.

**Services** - Mains Water, Electric, Drainage. Oil Fired Heating.

**Council Tax** - Band TBA - currently used as a holiday let.



## 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, turning right onto Forrabury Hill and within a short distance on your left hand side there will be a turning onto Potters Lane. Take this turning and the property is found a couple of hundred meters on your right hand side.

