



Bond
Oxborough
Phillips

Changing Lifestyles

Castle House
Fore Street
Boscastle
Cornwall
PL35 0AU

Asking Price: £600,000

Freehold



Changing Lifestyles

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bude@boproperty.com

Castle House, Fore Street, Boscastle, Cornwall, PL35 0AU

- 4/5 BEDROOM
- DETACHED HOUSE
- 1 ENSUITE
- 2 RECEPTION ROOMS
- FRONT AND REAR GARDENS
- AMPLE STORAGE THROUGHOUT
- PARKING SPACE
- VALLEY VIEWS
- SOUGHT AFTER VILLAGE LOCATION
- EPC RATING: F
- COUNCIL TAX: TBA



Situated in the heart of this highly sought after village, within walking distance of local amenities, is this well presented 4/5 bedroom (1 ensuite), 2 reception room detached property. The residence is nestled on Fore Street in an enviable position offering views over the village and surrounding valley. Pleasant front gardens as well as landscaped rear gardens, off road parking space nearby. Offering ample storage space within the house and with no onward chain, this property must be viewed to be appreciated. EPC F. Council Tax TBA.



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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.



Property Description

Entrance Porch - 7'1" x 5'10" (2.16m x 1.78m)
Leading to Inner hall

Inner Hall - 10'11" x 5'10" (3.33m x 1.78m)

WC - 2'5" x 5'10" (0.74m x 1.78m)
Close coupled WC and hand wash basin.

Living Room - 19' x 12' (5.8m x 3.66m)
Large reception room with feature fireplace and space for family suite. Window to front and side elevations.

Snug/Bedroom 5 - 9'9" x 12' (2.97m x 3.66m)
Versatile space as either additional reception room or bedroom. Feature fireplace. Window to rear elevation.

Dining Room - 14' x 12' (4.27m x 3.66m)
Bright and airy dual aspect reception room with windows to front and side elevations.

Kitchen/Breakfast Room - 14'1" x 18'3" (4.3m x 5.56m)
A spacious fitted kitchen comprises a range of base and wall mounted units with laminate work surfaces over, incorporating a sink/drainage unit and mixer tap. Integrated electric hob, eye level oven, dishwasher with space and plumbing for washing machine and American fridge/freezer. Space for tumble dryer and dining table. Oil

fired Aga. Large built in storage cupboards. A spacious room with windows and doors to rear and side elevations for access to the rear garden.

First Floor Landing - 10'4" x 18'4" (3.15m x 5.6m)
Doors to all rooms. Loft access hatch. Large storage cupboards, one housing the water cylinder.

Bedroom 1 - 14'2" x 12' (4.32m x 3.66m)
Large bedroom accommodating super king size bed with window at the rear overlooking the gardens. Built in storage.

Ensuite - 7'9" x 5'11" (2.36m x 1.8m)
A fitted suite comprises an enclosed shower cubicle with electric Mira Azora shower connected, close coupled WC and wash hand basin. Frosted window to rear elevation.

Bedroom 2 - 14'1" x 12' (4.3m x 3.66m)
Large bedroom accommodating king size bed with window to side and rear elevations. Built in storage.

Family Bathroom - 7'8" x 6'1" (2.34m x 1.85m)
A fitted suite comprises an enclosed shower cubicle with electric Mira Azora shower over, freestanding oval bath with handheld shower attachment, close coupled WC and wash hand basin. Frosted window to front elevation.

Bedroom 3 - 14'1" x 12' (4.3m x 3.66m)
Large double bedroom with window to front elevation. Built in storage.

Bedroom 4 - 7'10" x 11'10" (2.4m x 3.6m)
Good size double bedroom with window to front elevation. Built in storage.

Outside - The property is accessed via pedestrian access to the front of the property with gated walkway leading through the front gardens which are principally laid to lawn with mature shrubs. Pedestrian gates on each side of the property lead to the enclosed rear gardens. The large garden offers stunning views over the valley, with a large lawn as well as a decking area which is perfect for al fresco dining. There is also a useful timber shed. Parking can be found in the community centre car park.

Services - Mains electric, water and drainage. Oil fired Aga.

EPC - Rating F

Council Tax - TBA

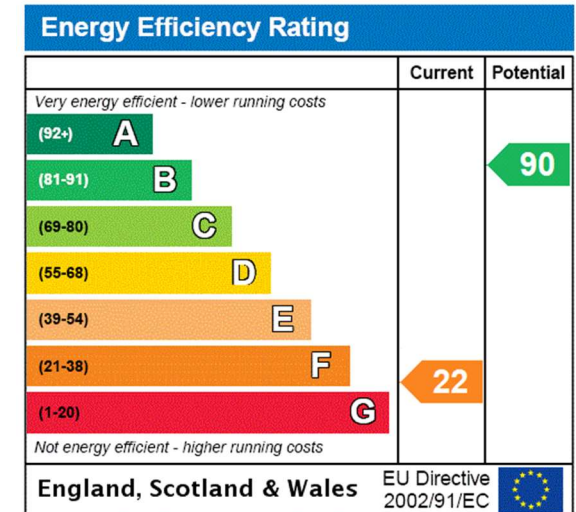




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Mobile Coverage		Broadband	
EE	●	Basic	20 Mbps
Vodafone	●	Superfast	79 Mbps
Three	●		
O2	●		



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 first left after the medical centre into Fore Street. Follow the road down the hill for a short distance where upon the property will be found on the right hand side shortly before reaching the Community Centre.

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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and buy your new home...

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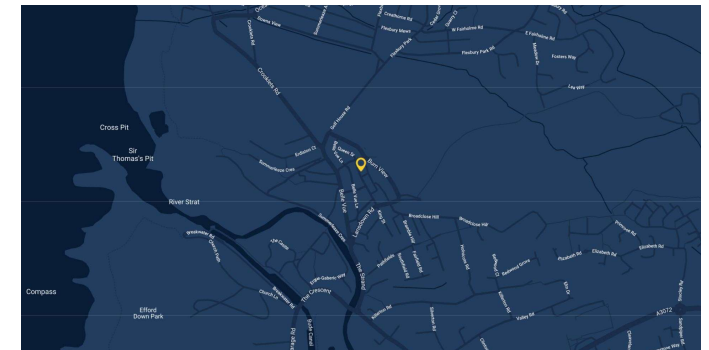
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