



Bond
Oxborough
Phillips

Changing Lifestyles

Penlea
Dunn Street
Boscastle
Cornwall
PL35 0AA

Asking Price: £475,000 Freehold



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Penlea, Dunn Street, Boscastle, Cornwall, PL35 0AA



- ATTACHED COTTAGE
- 4 BEDROOMS
- 2 RECEPTION ROOMS
- GARDEN WITH VALLEY VIEWS
- CHARACTER FEATURES
- NO ONWARD CHAIN
- SOUGHT AFTER VILLAGE LOCATION
- EPC RATING: E
- COUNCIL TAX: D



An opportunity to acquire this 4 bedroom attached character cottage situated in the heart of this highly sought after village and within walking distance of local amenities. The residence is located on Dunn Street and was originally built in the mid-18th century and offers a wealth of character and charm throughout. The property briefly comprises 2 reception rooms, kitchen, 4 bedrooms, bathroom, shower room and large garden. Enjoying superb views over the valley from the garden. The property would make an ideal second property/investment whilst equally



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Boscastle, with its own Harbour is impressively situated amidst dramatic cliffs and dates from the mid-6th 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. A full range of social, commercial and shopping facilities are available at Launceston which is some 18 miles. Launceston also provides access to the A30 dual carriageway spine road for Cornwall and Devon with the capital, Truro being some 40 miles away and offering a range of city amenities and further links to explore the North Cornish countryside and the coastal towns of Rock, Polzeath, Padstow and many more.

Lounge - 17'11" x 10'7" (5.46m x 3.23m)

Wooden entrance door onto; this light and airy room benefits from windows to the front and rear elevation. A stone feature fireplace takes centre stage and houses a wood burning stove. Stairs to first floor landing. Door to shower room and dining room. Painted character beams throughout.

Dining Room - 14'9" x 10'10" (4.5m x 3.3m)

Offering space for a large family dining table with steps up to the kitchen area, this second reception room also offers a stone feature fire place with open fire and original clome oven. Window to the front elevation. Painted character beams throughout.

Kitchen - 11' x 9'3" (3.35m x 2.82m)

The kitchen comprises a range of base and wall units with laminate roll edge worktops over incorporating a stainless

steel sink/drain unit with mixer tap and 4 ring ceramic hob with extractor hood over. Integrated oven. Space for fridge/freezer and washing machine. Original fireplace recess housing floor mounted oil fired boiler and original clome oven. Window with built in seat to the side elevation and door providing access to steps to rear garden.

Shower Room - 6'9" x 2'4" (2.06m x 0.7m)

Comprising an enclosed shower cubicle with electric shower, low level WC and vanity unit with hand wash basin over. Frosted window to rear elevation.

First Floor Landing - 18'5" x 5'4" (5.61m x 1.63m)

Doors to 3 bedrooms and bathroom. Steps leading to Bedroom 2. Window to rear elevation. Loft hatch.

Bedroom 1 - 11'4" x 11'3" (3.45m x 3.43m)

Window to the side elevation. Exposed beams throughout.

Bedroom 2 - 14'8" x 7' (4.47m x 2.13m)

Window to front elevation. Feature fireplace. Built in wardrobes.

Bedroom 3 - 10'4" x 7'11" (3.15m x 2.41m)

Two windows to the front elevation.

Bedroom 4 - 11'1" x 7'10" (3.38m x 2.4m)

Window to the front elevation. Airing cupboard. Hand wash basin with storage under.

Bathroom - 7'5" x 5'11" (2.26m x 1.8m)

Comprising an enclosed corner bath with mains fed shower over, low level WC and pedestal hand wash basin. Heated towel rail. Window to the side elevation.

Services - Mains electric, water and drainage. Oil fired central heating.

Outside - The property is located on Dunn Street which offers on street parking. To the left hand side of the property is access to the rear entrance and steps leading to the rear garden which the property has a right of way over. Once reaching the top of the steps a large garden can be found

which is mainly laid to lawn with mature hedges bordering and offers views back over Boscastle and benefits from a block built store.



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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.

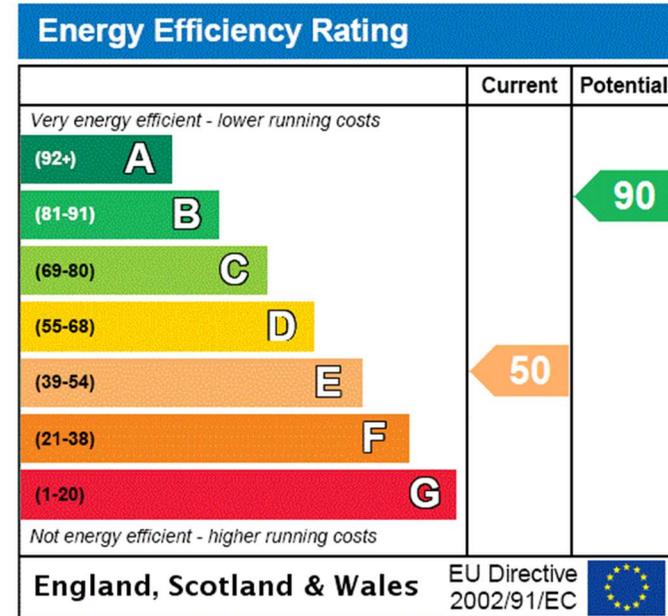
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Directions

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 into Dunn Street whereupon the property will be found on the left hand side shortly after passing the Community Centre.



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