



Valency



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Penally Hill, Boscastle, Cornwall, PL35 0HF

Harbour 0.3 miles - Crackington Haven 5.9 miles - Tintagel 3.9 miles

A most impressive detached residence, occupying a private position in the heart of the village.

- Detached Property with an Annexe
- 1 Bedroom Annexe
- Popular Village Position
- Off Road Parking
- Council Tax Band: D
- 3 Bedroom Main House
- Impeccably Presented Accommodation
- Beautiful Grounds
- Garage, Greenhouse and Storage
- Freehold

Offers In Excess Of £630,000

SITUATION

The property is located in the very heart of the picturesque and historic village of Boscastle. Boscastle boasts a thriving, self-sufficient coastal community with a health centre, primary school, community centre, post office, two general stores, a bakery and newsagent together with public houses, restaurants and various boutiques. Further amenities are available at Camelford, Bude, Wadebridge and Launceston. Near Launceston, some 14 miles away, there is access to the vital A30 trunk road which links the cathedral cities of Truro to Exeter. At Exeter there is access to the M5 motorway network, mainline railway station (serving London Paddington) and an international airport.

DESCRIPTION

This stunning, character home is believed to date back originally to the 18th century and has subsequently been tastefully extended over the years to include a self-contained 1 bedroom annexe. The property is understood to be of stone construction with the extensions being from more modern materials.



MAIN HOUSE

Front door leads into a light and airy entrance which is open through to the generous and most impressive conservatory, which enjoys a lovely aspect over the grounds and has double doors leading out to a patio terrace.

The inner hall offers an excellent study space should one require with a WC and stairs leading to the first floor.

The sitting room is a superb space, showcasing the character the property has to offer with the stunning windows and fireplace which houses a wood burning stove.

From the inner hall you lead through to the kitchen/dining room which comprises; a range of base units and drawers, built in oven, double sink and double doors leading out to the garden.

The ground floor is completed by the utility room which has space for appliances and a door leading to the rear of the property.

The first floor offers 3 en suite double bedrooms, all of which are presented to a high standard and enjoy aspects over the grounds.

ANNEXE

Front door leads into the kitchen/dining room which comprises; a range of base units and drawers, space for appliances and space for a cooker.

A door leads through to the charming sitting room with an aspect to the front and a door which is leads to the main house (but is currently blocked up from the main house side).

The accommodation is completed by a WC and a double bedroom with an en suite shower room comprising a shower.

OUTSIDE

The property is approached by a gravel drive leading to an area of parking for multiple vehicles in front of a detached single garage.

The beautifully presented front garden has a range of mature flowers, shrubs and a patio terrace area positioned off the conservatory.

The main garden is predominantly laid to lawn with a further array of ornamental shrubs and plants, a greenhouse, useful storage shed and a further outbuilding providing storage positioned to the side of the property.

SERVICES

Mains water, electricity and drainage for both properties. Oil fired central heating for the house. Electric heating in annexe. Broadband available: standard and superfast. Mobile coverage: voice and data, limited (Information via Ofcom) Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWINGS

Strictly by appointment with the vendor's appointed agents, Stags.

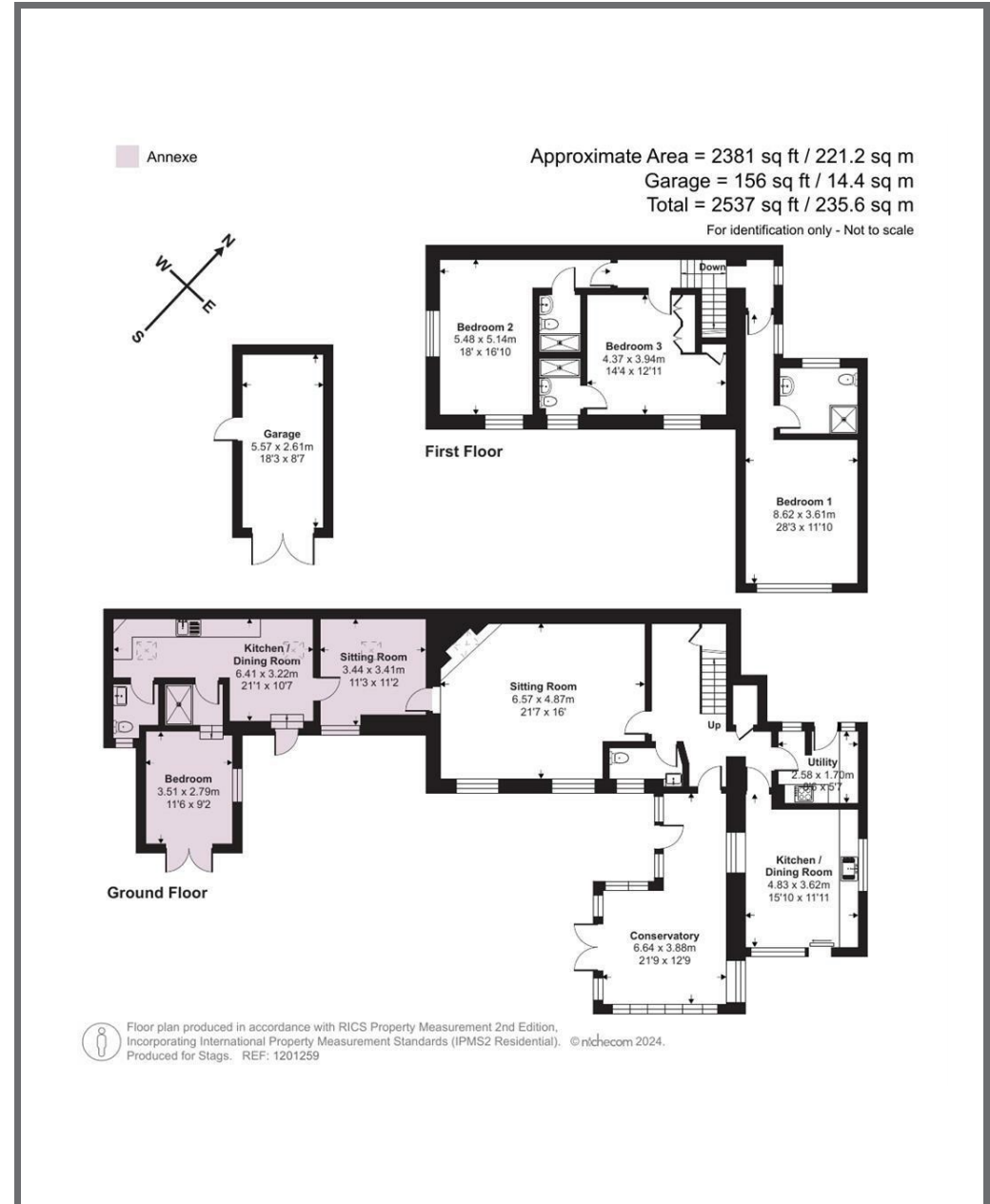
DIRECTIONS

From the main Boscastle public car park, turn right and continue up the hill (away from the harbour), after a short distance you will see the entrance to the property on your right, clearly identified by a Stags for sale board.

What3words.com: ///glory.lodge.shippers



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		77
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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