



The Boathouse



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Potters Lane, Boscastle, Cornwall, PL35 0AW

Boscastle Harbour 0.8 miles - Bude 15 miles - A30 18 miles

A recently completed 3 bedroom contemporary bungalow, finished to a high standard, in a highly sought-after, coastal village location.

- No Onward Chain
- Off Road Parking
- 3 Double Bedrooms
- Open Plan Kitchen/Living Room
- Freehold
- Coastal Village Location
- Contemporary Finish
- Low Maintenance Garden
- Detached Bungalow

Offers In Excess Of £500,000

SITUATION

The property is situated within the thriving and self-sufficient North Cornish Coastal village of Boscastle. Boscastle has a diverse range of facilities including a health centre, primary school, community centre, post office, general stores, a bakery, newsagent and petrol station together with public houses, restaurant and various boutiques. Further amenities are available at Bude, Wadebridge and Launceston. At Launceston, there is access to the A30 which links the cities of Truro to Exeter. At Exeter there is access to the M5, mainline railway station (serving London Paddington) and an international airport.

DESCRIPTION

A fantastic opportunity to acquire a 3 bedroom contemporary bungalow with a slate roof and thermo wood cladding, in a popular, coastal village. The property has been finished to a high standard and has the benefit of off road parking. There is spacious and comfortable living for those looking to reside in the area, or would make a perfect second home with a low maintenance garden.



ACCOMMODATION

The main entrance is to the side of the property, which leads into an entrance hall, flooded with natural light through the light tunnel. Beautiful slate flooring from here is laid throughout the property with underfloor heating as well. The dual aspect kitchen/living room is a real focal point, with a vaulted ceiling and exposed wooden beam, and sky lights which fill the kitchen with with natural light. The kitchen offers a range of base units, cupboards and drawers with solid Quartz work surfaces around, as well as on the central breakfast island which offers room for seating. There are a range of appliances including an induction hob with extractor over, integrated dishwasher and fridge/freezer, with a slimline wine cooler as well.

The hallway continues through the property with sky lights, and a storage cupboard to the bedrooms. The utility room has space and plumbing for a washing machine and tumble dryer under the work surface with a composite sink and drainer. There is also a shower cubicle and a low flush WC, which services 2 of the bedrooms. There are 3 double bedrooms in the property, with the master bedroom benefitting from an en suite shower room, partially slate tiled with a rain shower, contemporary sink and low flush WC.

OUTSIDE

To the front of the property is a gravelled parking area with space for 2 vehicles. A gravelled path leads up both sides of the property to the low maintenance rear garden, and seating areas of paved patio, gravel and composite decking, all bounded by wall and fence boundaries.

SERVICES

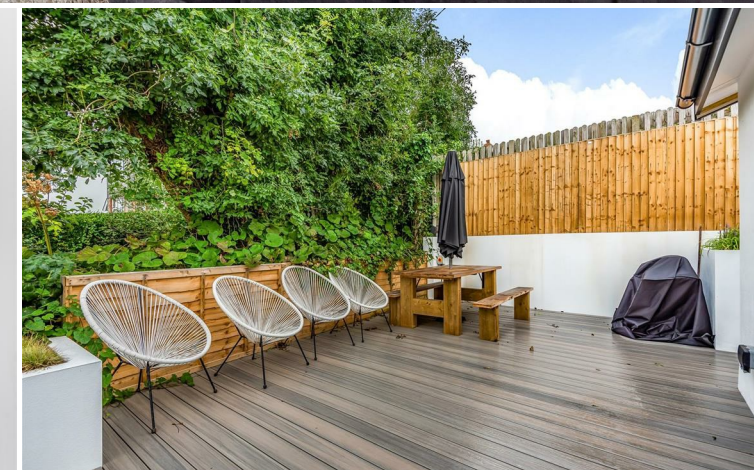
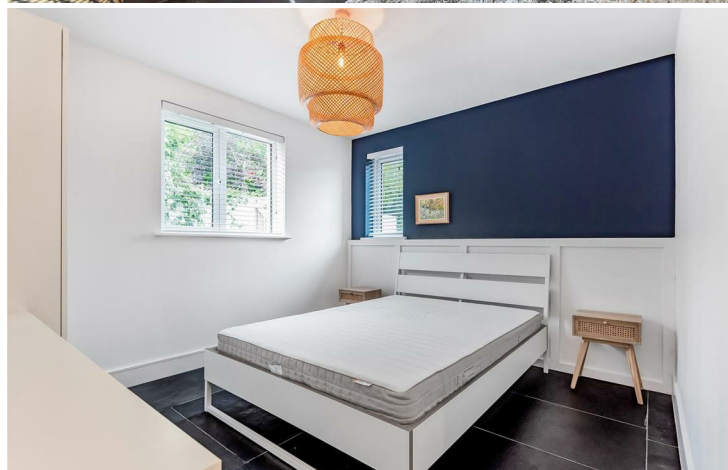
Mains water, electric and drainage. Electric hot water supply and electric underfloor heating. Please note the agents have not inspected or tested these services.

VIEWINGS

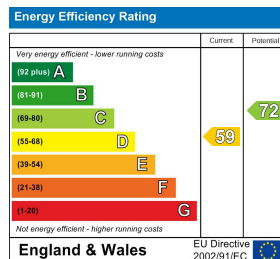
Strictly by appointment with the vendor's appointed agents, Stags.

DIRECTIONS

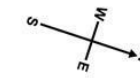
From the centre of Boscastle village, at the harbour, take the B3263 towards Tintagel. At the top of the hill, as the road bends round to the right, continue around the corner following Doctors Hill, and after approximately 100 meters, turn right onto Potters Lane. The property will be located along Potters Lane, roughly 50 meters on the right hand side, with a slate sign for The Boathouse.



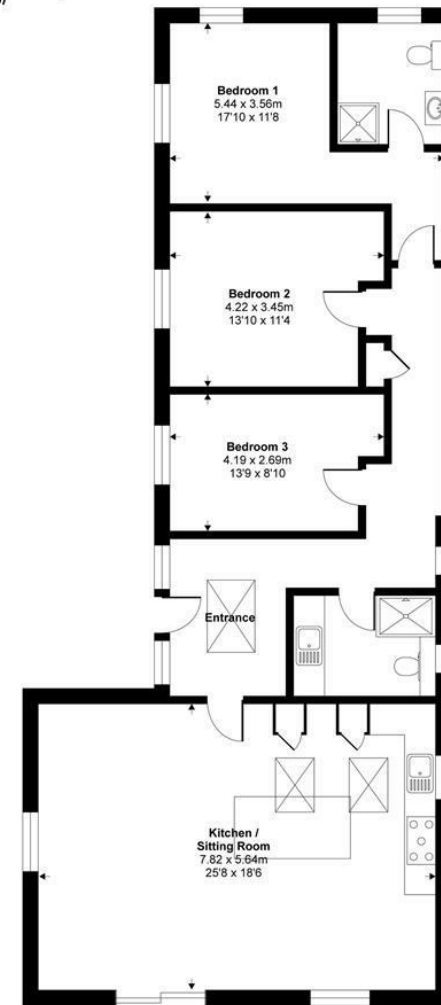
A modern white house with a large glass door opening onto a wooden deck. The deck features a planter box with greenery, a gravel area, and a wooden fence. A large tree is visible on the right side of the deck.



01566 774999



For identification only - Not to scale



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021.
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