



Paradise House Paradise Road, Boscastle, Cornwall  
PL35 0BL

---

An impressive Georgian residence occupying a private position on the edge of the village. Available to rent on a 12 month renewable tenancy.

Boscastle Harbour 1.0 mile - Bude 15.1 miles - Launceston (A30) 17.1 miles

• Extensively Renovated • Sea Views • Grade II Listed- EPC Band: F (exempt) • 5 Bedrooms • Available September • Pet Considered (terms apply) • 12 Months plus • Deposit: £2538.00 • Council Tax band: F • Tenant Fees Apply

**£2,200 Per Calendar Month**

01566 771800 | [rentals.launceston@stags.co.uk](mailto:rentals.launceston@stags.co.uk)



## DESCRIPTION

Occupying a private setting, this elegant Grade II listed detached Georgian house is surrounded by its own beautiful grounds.

The Landlords have refurbished the property to offer a contemporary feel whilst tastefully retaining the original features the property has to offer.

## ACCOMMODATION

The front door leads into the impressive entrance hall with flagstone flooring, stairs rising to the first floor and doors off to the reception rooms.

The sitting room is an excellent size with a bay window offering a delightful view out over the properties grounds.

Across the hall the dining room provides a superb space for those looking to entertain, benefitting from a bay window with an aspect to the front and an ornate feature fireplace. Further down the hall, the snug offers additional reception room space and provides a charming more intimate space to relax.

The kitchen comprises a range of base units and drawers, integrated dishwasher, Belfast sink, fridge freezer, "Belling" range cooker, flagstone flooring and steps leading up to the breakfast room which enjoys a lovely aspect of the garden and doors leading outside.

The ground floor accommodation is completed with a utility room providing space and plumbing for appliances, WC, two useful storage cupboards and a door to the rear.

The first floor offers a generous split level landing with two shower rooms and an impressive family bathroom. There are 4 double bedrooms and 1 single bedroom, each with lovely views over the grounds which wrap around the property. Bedroom 5 also offers itself as a garden room with double doors leading out to the garden and impressive views towards the sea.

## OUTSIDE

The property is approached by its own private drive which leads to an area of parking.

The established grounds are a true feature of the property and boast an array of mature trees, shrubs and flowers. The garden is primarily laid to lawn. There are further gardens available with a stream which runs down through by separate agreement.

There is a covered area at the rear of the house with an outside shower and a bin store area.

The detached coach house is not included in the let for tenant use, but the bottom part could be available for storage if required.

## SERVICES

Mains water and electricity. Oil fired central heating. Private drainage via a septic tank.

Broadband availability: Superfast and Standard ADSL, Mobile signal coverage: Voice and Data available (Ofcom). Please note the agents have not inspected or tested these services.

## SITUATION

The property is situated on the outskirts of 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.

## 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 0.2 miles, take the left turning onto Paradise Road, continue for a further 0.1 mile and you will see the entrance to the property on your right.

**what3words.com**

///caps.triangles.codes

## LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available September. If a shorter term of 6 months was required, the property would be let on a furnished basis. RENT: £2200.00 pcm exclusive of all other charges. One pet considered. Where the agreed let permits a pet the rent will be £2250.00 pcm. DEPOSIT: £2538.00 Returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required, viewings strictly through the agents.

## HOLDING DEPOSIT & TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

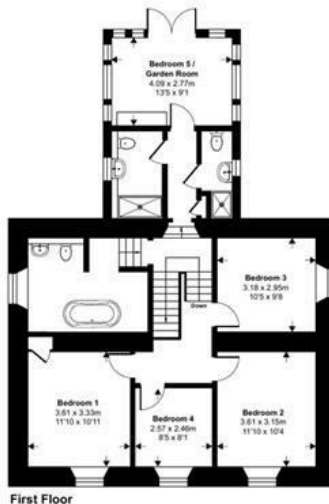
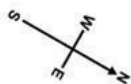
## TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.









First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Stags. REF: 977709

**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. Tenants 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.



Kensley House, 18 Western Road, Launceston, PL15 7AS  
01566 771800  
rentals.launceston@stags.co.uk



@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(49-54) <b>E</b>		
(41-48) <b>F</b>		
(31-40) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
	66	24