

STAGS

View Point

View Point

Under Road, Boscastle, PL35 0DL

Boscastle harbour 1 mile - Launceston 19 miles - Wadebridge 17m

Occupying an exceptional coastal setting with breath-taking sea views towards the iconic Folly on the Willapark headland, this individual detached chalet bungalow offers a rare opportunity to acquire a property of immense potential in one of North Cornwall's most sought-after locations.

- Exceptional elevated coastal position
- Close to Boscastle village and harbour
- Four/Five bedrooms
- Mature gardens measuring 0.5 of an acre
- Freehold
- Uninterrupted views to the sea
- Requiring modernisation throughout
- Generous sitting/dining room & sun room
- Driveway, parking & double garage
- Council Tax Band - E

Guide Price £625,000

SITUATION

The property enjoys one of the finest residential positions along the spectacular North Cornish coastline, occupying an elevated setting, within an Area of Outstanding Natural Beauty, with uninterrupted views across open fields to the sea and the distinctive 18th Century folly on Willapark Headland. Boscastle's renowned Elizabethan harbour, village shops, public houses, primary school and doctor's surgery are all within easy reach, whilst nearby St Juliot Church and immediate access to the South West Coast Path provide outstanding opportunities to explore some of Cornwall's most dramatic coastal scenery.

DESCRIPTION

Believed to date from the late 1960s, this individual block-built chalet style bungalow presents an increasingly rare opportunity for buyers seeking a substantial home in an unrivalled coastal position. Whilst the property now requires comprehensive modernisation throughout, it offers generous and versatile accommodation with tremendous scope for refurbishment, remodelling and extension, subject to the necessary planning permissions and building regulations. The first floor layout, in particular, offers exciting potential to be redesigned to maximise the spectacular coastal outlook. It should be noted that, when the original parcel of land was divided, a covenant restricted development to a maximum of four single storey dwellings. This provision has now been fulfilled, with four properties having been constructed, and therefore there is no opportunity for an additional dwelling within the grounds nor to make a second storey on the property. However, the existing bungalow offers considerable potential for enlargement and enhancement, subject to obtaining all the necessary consents.







ACCOMMODATION

An entrance porch opens into a central hallway with useful storage cupboard. The generous L-shaped sitting and dining room forms the heart of the home, enjoying an abundance of natural light, stunning panoramic sea views, and a wood burner. Sliding patio doors lead into a substantial sun room with a lantern roof window, perfectly positioned to take full advantage of the delightful garden outlook. The ground floor also comprises the original kitchen, utility room and family bathroom, together with two double bedrooms, one of which enjoys particularly spectacular sea views. The first floor provides flexible bedroom accommodation, currently arranged as two interconnecting double bedrooms, a further smaller bedroom and a dated bathroom. The central bedroom benefits from a dormer window framing the magnificent coastal panorama, whilst the overall layout would lend itself well to reconfiguration to create a more practical arrangement and make the very best of the outstanding outlook. The property is served by oil-fired central heating, although replacement of the windows and comprehensive updating will be required.

OUTSIDE

The property is approached via an in-and-out driveway providing ample parking and access to the double garage, which has a gardeners W/C attached to the rear. Occupying an exceptionally generous plot of just over 0.5 of an acre, the mature gardens surround the property and create an attractive, private setting, enclosed by substantial established hedging which affords an excellent degree of seclusion. The gardens are principally laid to expansive lawns, complemented by colourful borders featuring established hydrangeas, fruit trees and mature conifers. The elevated nature of the grounds allows for delightful seating areas from which to enjoy uninterrupted views across the bungalow's roofline, over neighbouring fields and onwards to the dramatic North Cornish coastline and the iconic Willapark folly. Offered to the market with no onward chain, this is an exceptional opportunity to create a remarkable coastal home in an outstanding setting, and an early viewing is strongly recommended.

SERVICES

Main electricity, water and drainage. Oil fired central heating. Broadband availability: Superfast and Standard ADSL, Mobile signal: voice and data available (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWING

Strictly by prior appointment with the vendors' appointed agents, Stags.

DIRECTIONS

What3words - sharpens.tentacles.tiredness

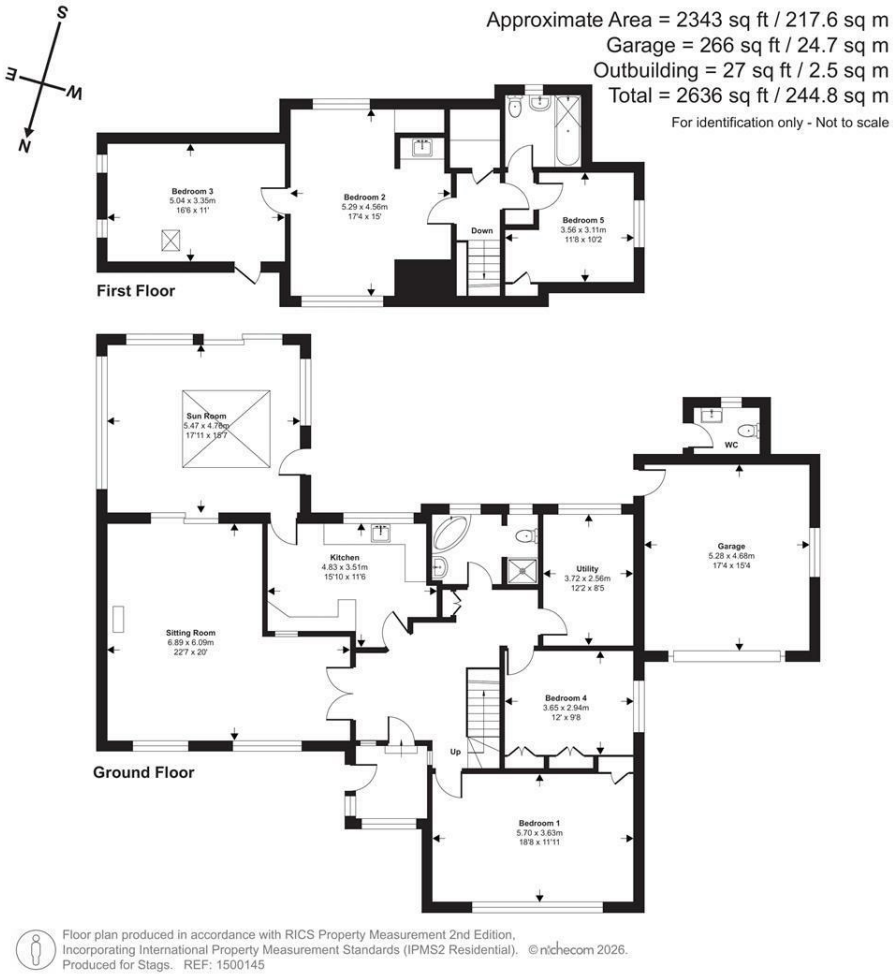


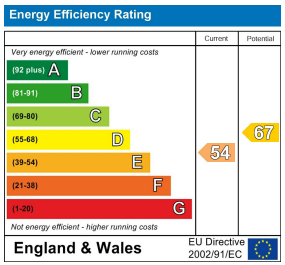




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.







Kensey House, 18 Western Road, Launceston, PL15 7AS

launceston@stags.co.uk

01566 774999