



Moonlight

Dunn Street, Boscastle, PL35 0AA

KIVELLS

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Dunn Street, Boscastle, PL35 0AA

£299,950 Guide Price

Three bedroom semi-detached cottage

“One of a kind” bespoke interior features

Large private gardens to the rear

Walking distance to facilities and the sea

Sought-after coastal village

EPC—F



Situation

Boscastle is a popular and sought after coastal village which is best known for its natural ravine harbour and access to the coastal, wooded and countryside footpaths.

The village offers a range of local amenities which includes a doctor surgery, primary school, petrol station, bakery, convenience store and a wide variety of public houses and restaurants. Boscastle is a picturesque historic Cornish traditional village which is also a well thought of holiday destination.

On either side of Boscastle are National Trust stretches of cliff scenery offering superb coastal walking. Nearby beaches of Strangles, Crackington Haven, Trebarwith and town of Bude provide popular family surfing resorts. Inland from Boscastle, Bodmin Moor provides stretches of open moorland ideal for walking and riding. To the east is the Dartmoor National Park and to the south the hidden secrets of the Tamar Valley steeped in 18th Century mining history. Nearby Camelford, Bude to the north and the former market town of Launceston to the south east provide a full range of social, commercial and shopping facilities.



Owned by a master joiner and carpenter this charming, “one of a kind” character-filled cottage is nestled in the heart of this sought-after coastal village. Offering three bedrooms, two reception rooms each with log burners, and kitchen/breakfast room, this home blends period living and practicality. Outside, enjoy a private courtyard leading to a large terraced garden with mature trees, a generous lawn, and a patio ideal for entertaining. Must be viewed internally to appreciate its appeal.

Accommodation

Entrance Door to: Dining Room

Spacious dual aspect dining room with an abundance of character with feature woodburning stove set on slate hearth and mantel over. Character beamed ceiling, exposed stone feature wall, sash window with bespoke shutters to front and window seat below, further window to side. Two radiators, understairs storage cupboard, stairs to first floor and opening through to:

Kitchen / Breakfast Room

Windows (including one with stained glassed artwork) and stable door to the rear courtyard. Excellent range of wall and base units with solid slate worktops over, inset Belfast sink with mixer tap over. Double electric oven with gas hob above and extractor hood over, integral undercounter fridge and freezer, washing machine and dishwasher. Slate tiled flooring, centrally heated radiator, feature pantry cupboard and recessed spot lighting.

Living Room

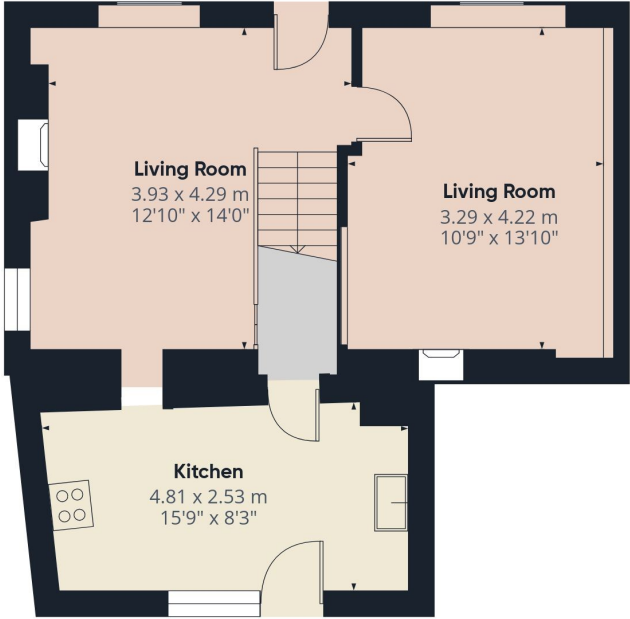
Sash window with bespoke shutters to front and window seat below. Large fireplace with log burning stove on slate hearth with mantel over, recess to either side currently used as log storage. Tiled floor, beamed ceiling, wall lights, centrally heated radiator and T.V. point.

First Floor

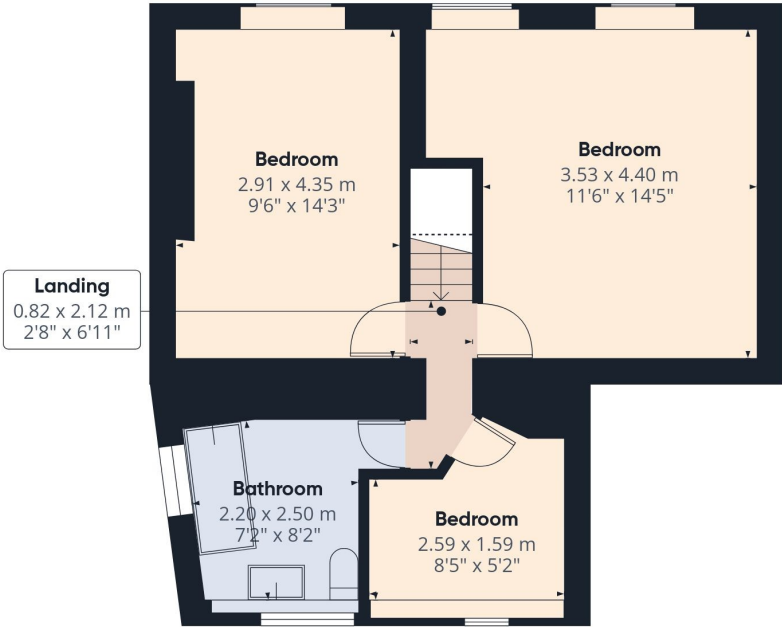
Bedroom One

An impressive master bedroom with 2 sash windows with window seats to front and stained-glass panes with custom shutters. Vaulted ceiling and character original beams. Oak effect vinyl floor, centrally heated radiator and pendant ceiling lights.





Floor 0



Floor 1

Approximate total area^m

86.2 m²
928 ft²

Reduced headroom

0.1 m²
1 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Bedroom Two

Spacious double bedroom with vaulted ceiling and exposed beams, sash window with window seat to front with stained-glass and custom shutters. Fitted carpet, wall lights and centrally heated radiator.

Bedroom Three

Single bedroom with window to rear. Fitted carpet, recessed spotlight and centrally heated radiator.

Bathroom

Generously well proportioned, comprising close coupled WC, hand wash basin, panel enclosed bath with shower over. Windows to side and rear, heated towel rail, radiator and extractor fan. Wall mounted LPG combi boiler.

Gardens

Immediately to the rear accessed from the kitchen there is a private enclosed courtyard with seating area. Steps leads up to a shared path which to the right leads to the front of the property and to the left further steps lead to the upper garden.



The upper garden consists of a path with steps leading to a large lawned area which has a wonderful feeling of space and tranquility and also enjoys good privacy given its elevation. There is also a large patio perfect for entertaining, and greenhouse included in the sale.

Services

Mains electricity, drainage and water are connected. LPG gas central heating.

-  EE Rating - F
-  Council tax band - C
-  Directions
What3Words – fizzled.vineyard.degrading
-  Virtual Tour - available on request

Viewings strictly by appointment only

Please ring **01566 777 777** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.

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