

# Boscabrae

TREWARMETT NR. TINTAGEL



**Jackie Stanley**  
ESTATE AGENTS





- *Far Reaching Sea & Coastal Views*
- *Detached Cottage Requiring Complete Renovation*
- *Two Double Bedrooms*
- *Two Reception Rooms*
- *Beamed Ceilings & Exposed Stone Walls*
- *Off Road Parking & Stone Outbuilding*
- *Enclosed Private Garden & Separate Parcel of Land of Approximately 0.2 Acres*
- *Quiet Hamlet just moments from the Beach at Trebarwith Strand*

Boscabrea is a characterful stone built cottage located in an elevated position in the pretty hamlet of Trewarmett, just moments from the sandy, surfing and dog friendly beach at Trebarwith Strand.

Thought to date back some 300 years, Boscabrae is now in need of complete renovation and refurbishment and therefore represents an exciting opportunity for the eventual purchaser to bring this property back to life.

The accommodation briefly comprises two ground floor reception rooms, both with original fireplaces and one with a wood burning stove. Exposed stonework is a recurring feature in each room as are the beamed ceilings. Within the side extension can be found the kitchen and bathroom.

Up on the first floor are two double bedrooms both with exposed stonework and far reaching views across Trebarwith Valley to the sea in the distance.

The gardens of Boscabrae extend to the side of the cottage, mainly laid to lawn with established hedge and stone wall boundaries and backed by open pasture. Within the garden is a good size stone barn with a slate roof. There is also a garden shed.

Separately, Boscabrae includes a second piece of land extending to approximately 0.2 acres. This is located just down the hill on the left hand side. Services to the property include mains water, electricity and drainage with an oil fired central heating system (not in working order). EPC rating F. Council tax band C. Ofcom suggest ultrafast broadband availability. Ofcom suggest 4G mobile connectivity externally.

## **Boscabrae, Trewarmett, PL34 0ET**

**£295,000**



t: 01841 532555  
 e: sales@jackie-stanley.co.uk  
 1 North Quay  
 Padstow  
 Cornwall  
 PL28 8AF

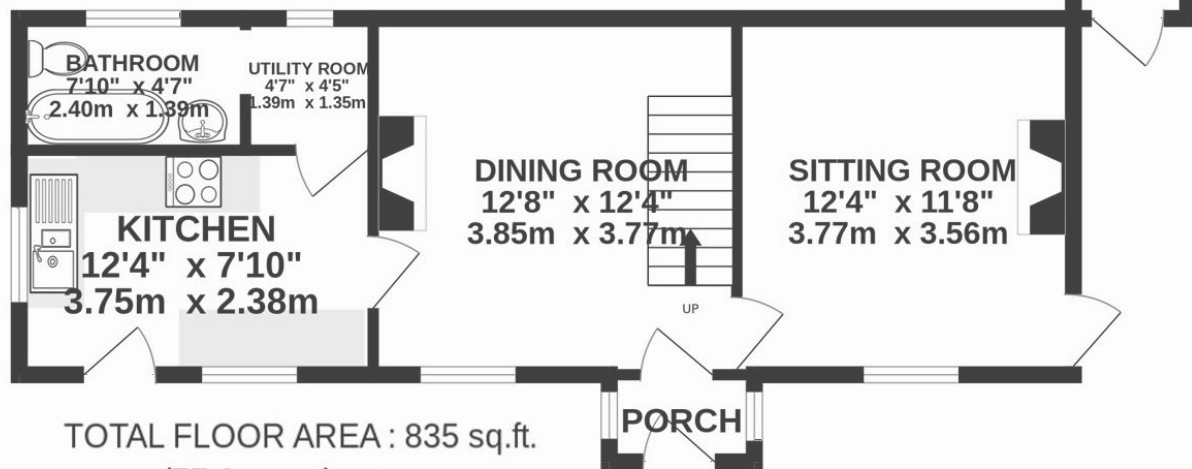


Trewarmett is a pretty hamlet, situated only a couple of miles from the popular coastal town of Tintagel, where you will find many shops, pubs and cafes, a primary school, church, doctors surgery, post office and small supermarket. The coastal path is close by and provides miles of fantastic walks and breathtaking scenery. The property is around a 20 minute walk along the coastal path to the popular beach at Trebarwith Strand with its famous Port William pub and restaurant. The historic fishing villages of Boscastle & Port Isaac are only a few miles away, also offering a wealth of amenities and the towns of Wadebridge, Camelford and Bude are within easy reach which offer a more comprehensive range of shopping facilities.

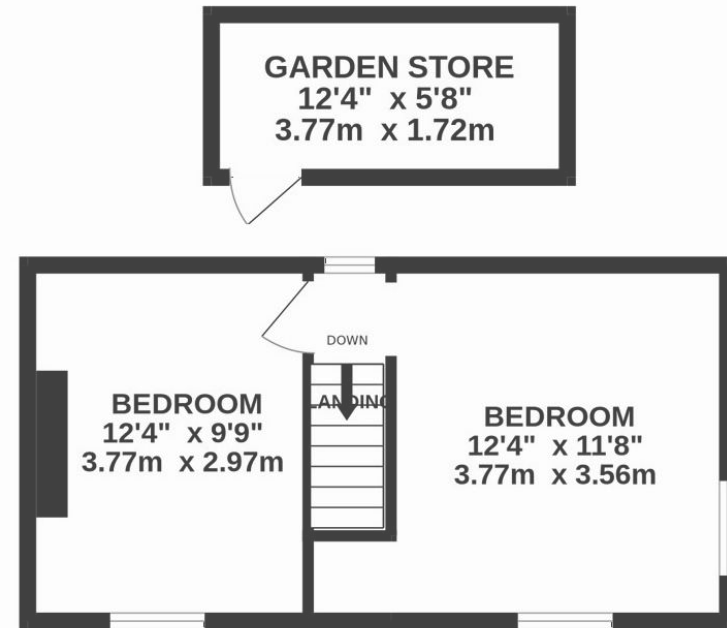
To find Boscabrae, follow the A39 from Wadebridge signposted to Bude. After approximately 7 miles turn left on to the B3267 and drive all the way through St Teath. At the t-junction, turn right onto the B3314 (coast road) signposted to Delabole. Drive through Delabole and continue along this road until you see a sign for Tintagel. Turn left here and join the B3263 and drive for approximately 2.5 miles towards Trewarmett. Enter the hamlet of Trewarmett and continue up the hill. Boscabrae can be found on the right hand side on the brow of the hill. The postcode for satellite navigation is PL34 0ET. What3words: trifling.building.backtrack



**GROUND FLOOR**  
 540 sq.ft. (50.2 sq.m.) approx.



**TOTAL FLOOR AREA : 835 sq.ft.**  
 (77.6 sq.m.) approx.



**1ST FLOOR**  
 295 sq.ft. (27.4 sq.m.) approx.

