Jackie Stanley
ESTATE AGENTS

- ***Charming Grade II Listed Cottage in the Heart of Boscastle***
- ***Just a Short Stroll from the Picturesque Harbour & Coastal Paths***
- ***Three Bedroom Accommodation Full of Character & Period Charm***
- ***Cosy Sitting Room with Wood Burning Stove & Separate Snug***
- ***Delightful Enclosed Garden with Valley Outlook***
- ***Rare Off Road Parking & Detached Garage***
- ***Ideal Permanent Home, Coastal Retreat or Holiday Let***

Situated in the heart of the picturesque harbour village of Boscastle, this delightful Grade II listed cottage enjoys an enviable position just a short walk from the historic harbour, coastal paths, shops and amenities.

Brambles is a deceptively spacious and characterful property arranged over two floors, offering a wonderful blend of period charm and comfortable living accommodation. Nestled within a row of attractive traditional cottages, the property retains many original features while providing a practical layout suited to modern living.

The ground floor comprises a welcoming sitting room with woodburning stove and dining area, creating a warm and inviting space for relaxing and entertaining. There is

also a reception/boot room upon entry with a slate floor. A separate snug provides additional reception space, ideal as a family room or home office, whilst the well-equipped galley kitchen overlooks the garden. On the first floor are three bright bedrooms, including a generous king-size bedroom with en-suite cloakroom, a double bedroom and a third bedroom with bunk beds. A light bright family bathroom completes the accommodation.

To the rear, French doors open onto a delightful enclosed garden with patio and lawn, providing a private and attractive outdoor space for dining, entertaining and relaxation. The garden enjoys a lovely valley backdrop together with distant sea views, creating a peaceful setting from which to enjoy the surrounding landscape. A particularly rare and valuable feature for a property in Boscastle is the off-road parking and detached garage located discreetly beyond the rear garden. In a coastal village where parking is often at a premium, this represents a significant advantage and enhances both the practicality and desirability of the property.

Combining character, outdoor space, private parking, a garage and a highly convenient village location, Brambles represents a rare opportunity to acquire a charming period cottage in one of North Cornwall's most sought-after coastal destinations.

Brambles, Boscastle, PL35 0AX

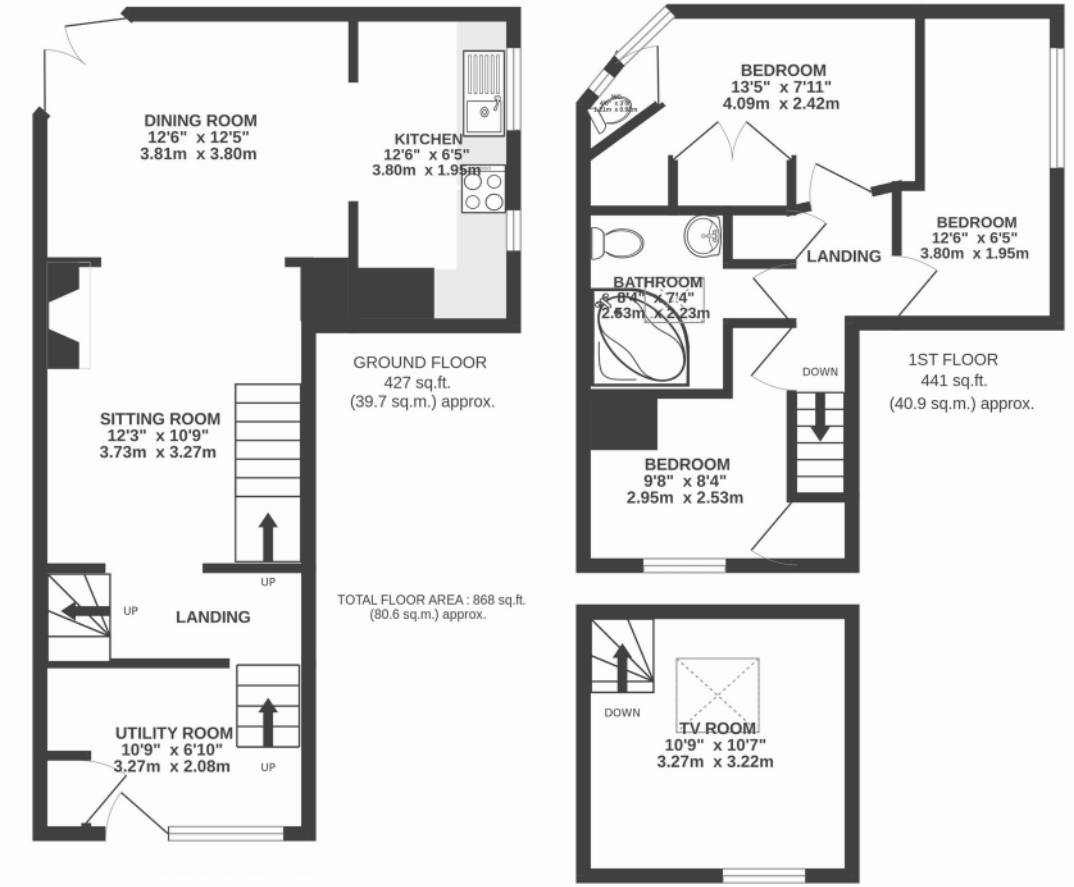
£415,000 guide

Services to the property include mains electricity, water and drainage. EPC rating D. Council tax band B. Ofcom suggest superfast broadband availability. Ofcom suggest 4G mobile connectivity.

Brambles is situated in the heart of the Elizabethan harbour village of Boscastle. Well known all over the world, this historic harbour area is a highly sought after and respected residential coastal village along the rugged North Cornwall coastline attracting many thousands of visitors all the year round. The village offers a wide range of local amenities including a variety of independent shops, hotels and pubs well known for their excellent catering and warm hospitality. Other facilities include infant and primary and schools, a doctors surgery and a petrol station.

The village of Tintagel only a few miles away, famed for its links with the legendary King Arthur, and whose reputed castle and grounds still remain, offers a similar range of daily and seasonal village amenities. Within easy motoring distance is Launceston, Rock, Padstow, Wadebridge and the well known coastal resort of Bude with its dramatic heritage coastline. The North Coast offers a wide variety of everyday amenities and leisure facilities as well as a choice of infant, junior and comprehensive schools, 18 hole golf courses, indoor and outdoor swimming pools, leisure and sports complex with adjacent bowling arena, surfing, horse riding, bowls, squash and tennis courts. Popular sandy beaches and the stunning rugged coastline all add to the appeal of this sought after North Cornish coastal area.

To find Brambles, follow the A39 from Wadebridge signposted to Bude. After approximately 9 miles turn left on to the B3266 signposted to Boscastle and follow this road for another 6 miles towards Boscastle. As you enter the top of Boscastle, turn right onto Fore Street and Brambles can be found along on the right hand side. The postcode for satellite navigation is PL35 0AX. What3words: inversely.smaller.usage



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