

EPC:
Waiting

Dunn Street, Boscastle, Cornwall

Asking Price: £425,000

STRATTON CREBER


WATERGATE BAY
CORNWALL
ST ANDREWS
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PORTSTABLE
FALMOUTH
ST IVES











The ground floor accommodation is well-proportioned and versatile, comprising two reception rooms, including a cosy lounge with a wood-burning stove and a separate dining room perfect for entertaining. The kitchen is well-equipped and retains original character elements such as exposed beams and clome oven, with a ground floor shower room adding convenience.

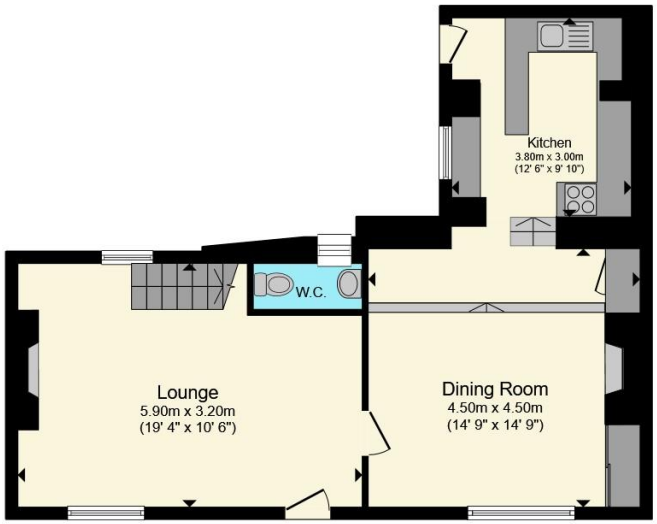
To the first floor, there are four bedrooms, two of which including integrated storage offering flexible living arrangements for families, guests, or home working, together with a family bathroom, with a corner bath.

Externally, the property benefits from a generous rear garden, principally laid to lawn and bordered by mature hedging, creating a private and peaceful setting. From here, there are superb views across the valley and over Boscastle, making it a truly special outdoor space. A useful outbuilding/store is also included. On-street parking is available nearby.

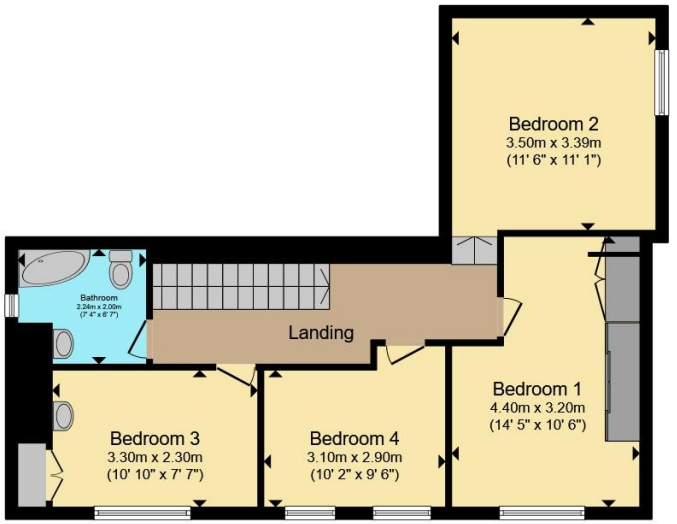
This property benefits from oil-fired central heating, mains water, drainage and electricity. The loft is partially boarded with lights and ladder. Council Tax Band - D, EPC Rating - TBC.







Ground Floor



First Floor

Total floor area 120.8 m² (1,301 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

STRATTON CREBER







Council Tax Band: **D**

Tenure: **Freehold**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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