

Pendan

Boscastle



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ESTATE AGENTS





- **Imposing Victorian Residence Situated on the North Coast of Cornwall**
- **Amazing Panoramic Ocean Views**
- **Substantial Three Storey Family Home with Attractive Brick Façade**
- **Four Double Bedrooms**
- **Original Character & Charm**
- **Separate Self Contained One Bedroom Apartment**
- **Driveway Parking & Gardens**
- **Potential Building Plot Available by Separate Negotiation**



An exciting and unique opportunity to acquire an imposing semi-detached period residence situated on the outskirts of the coastal village of Boscastle, on the North Coast of Cornwall.

Pendan offers amazing panoramic views of the ocean and a swathe of National trust protected land.

This property feels light and airy, and has substantial space for use as a permanent family home or the potential to let, due to its desirable proximity to the coast. The property also boasts a self contained apartment lending itself to a secondary income.



Pendan welcomes you through its front door into a dedicated porch area, flowing into a hallway with access to the sitting room, dining room, and first floor.

From the dining room you can access the kitchen area, utility, store cupboard and rear courtyard, outside WC, log store and stairs to the self contained apartment on the first and second floor. The dining room is spacious and easily houses a family sized dining suite.

On ascending the stairs, the hallway opens to a further staircase climbing to the 2nd floor, two double bedrooms, and a family bathroom. On the top floor there are two further double bedrooms, with a separate WC.

The kitchen has a range of modern floor and wall units, and also the welcome addition of a Rayburn stove, for those chilly days and nights, and a most useful secondary cooking facility. There is also access to the outside space.

Outside, there is access to the self contained apartment via the ascending steps to the side of the building. The apartment has a porch area, bathroom and kitchen/sitting room, with a further set of stairs to the 2nd floor where there is a double bedroom and cloakroom.

The gardens are highly mature and established and descend away from the property to the front and side. A live outline planning application for the construction of a single dwelling within separate curtilage can be viewed using application number PA24/05005.

Services to the property include mains electricity, water and drainage with an oil fired central heating system. EPC rating G. council tax band D. Ofcom suggest superfast broadband availability. Ofcom suggest 4G mobile connectivity.

Pendan, Boscastle, PL35 0DR
£495,000 guide

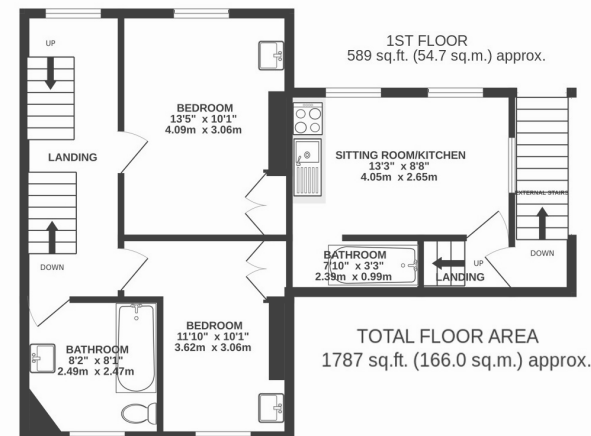
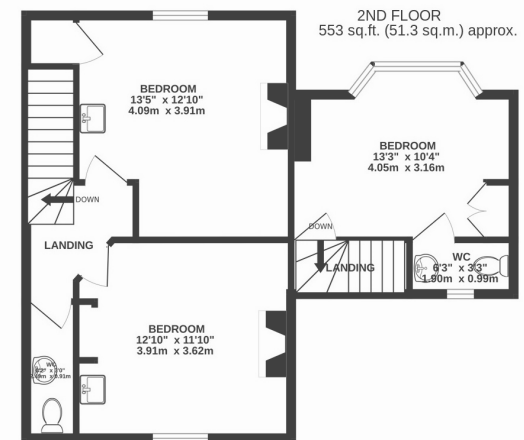




Pendan is situated in the upper part and on the outskirts of the Elizabethan harbour village of Boscastle. Well known all over the world, this historic harbour area is a highly sought after and respected residential coastal village along the rugged North Cornwall coastline attracting many thousands of 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 Pendan, 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. Upon entering the top of the village, pass the garage and continue straight onto Doctors Hill signposted to Tintagel. As Doctors Hill becomes Barnpark Road, continue out of the village before turning right by the large stone sign for Boscastle onto Under Road which almost takes you back on yourself. Head down here and the entrance to Pendan can be found along on the right hand side. The postcode for satellite navigation is PL35 ODR. What3words: donation.warned.gestures



TOTAL FLOOR AREA
1787 sq.ft. (166.0 sq.m.) approx.

