



EXCITING OPPORTUNITY IN BOULEY BAY

Situated on the North coast, this detached property, overflowing with charm and character, has remained within the same family since 1969.

The property has been well maintained and is in very good condition throughout.

The property dates back to the late 1800's, part being listed as a 'site of special interest'.

Spanning almost 10,392 sq. ft. of living space, it comprises; 12 units including a 3-bedroom apartment and 2 separate cottages. In total there are 21 bedrooms, 15 of which have en-suite shower rooms.

Externally there is a swimming pool, which enjoys breathtaking sea views. There is ample parking for approx. 20 cars.

This property holds great potential for conversion into individual apartments or for being transformed into a magnificent main residence set against a picturesque backdrop.

Surrounding the property, one can find cliff path walks and a charming harbour characterized by its deep blue waters, ideal for scuba diving and boat excursions.





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FEATURES

- Detached property in picturesque setting
- 21 bedrooms in total, 15 of which have en-suite shower rooms
- 7 self-contained units
- 5 Studios
- 2 separate cottages
- 10,392 sq. ft of living space
- Partial sea and French coast views from rooms
- Swimming pool with sea views
- Close to cliff path walks and harbour

INFORMATION

- Soakaway with sewage treatment plant
- Private spring water system
- Oil fired central heating
- Partly double glazed
- Parking for approx. 20 cars
- Parish rates for 2023 were approx. £3,300
- Freehold and Entitled/Licensed



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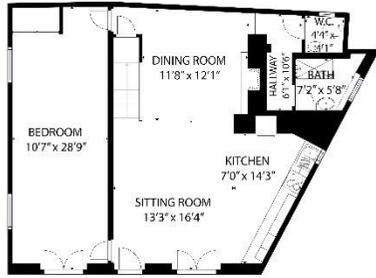
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COTTAGE 2 GROUND FLOOR



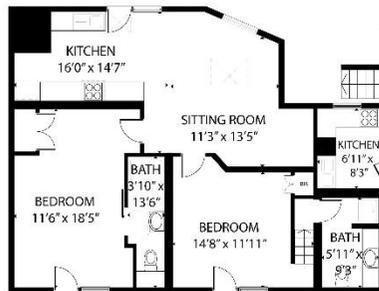
COTTAGE 2 FIRST FLOOR



BOILER ROOM/
OUTBUILDING



COTTAGE 1
GROUND
FLOOR



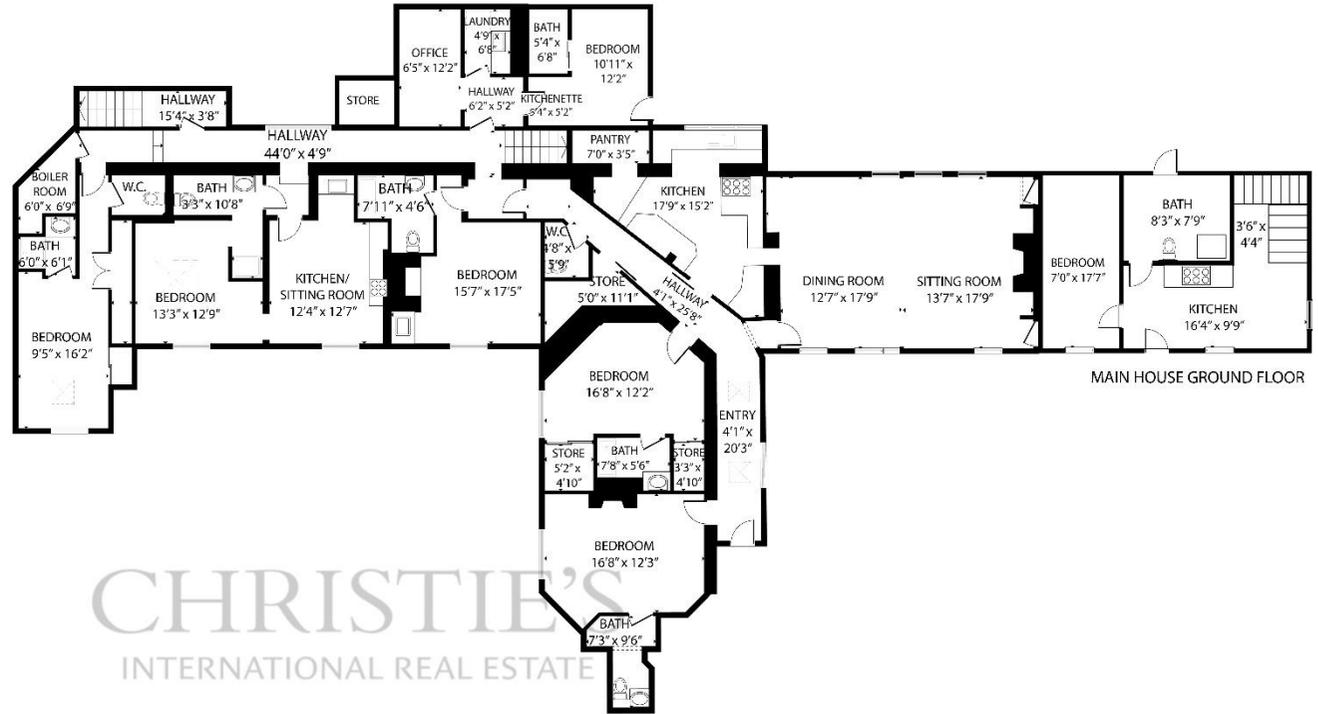
COTTAGE 1
FIRST FLOOR



COTTAGE 1
FIRST FLOOR



POOL HOUSE



MAIN HOUSE GROUND FLOOR

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MAIN HOUSE FIRST FLOOR

GROSS INTERNAL AREA
 MAIN HOUSE GROUND FLOOR: 3660 sq. ft, MAIN HOUSE, FIRST FLOOR: 3975 sq. ft
 COTTAGE 1 GROUND FLOOR: 753 sq. ft, COTTAGE 1: FIRST FLOOR: 470 sq. ft
 COTTAGE 2 GROUND FLOOR: 963 sq. ft, COTTAGE 2 FIRST FLOOR: 571 sq. ft
 TOTAL: 10392 sq. ft

EXCLUDED AREAS: BOILER ROOM/OUTBUILDING: 482 sq. ft
 REDUCED HEADROOM BELOW 1.5M: 122 sq. ft
 POOL HOUSE: 108 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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