

STAGS

Trevorne

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Bossiney Road, Tintagel, PL34 0AQ

Tintagel village centre 0.5 miles - Boscastle 3.2 miles - Launceston 19 miles

Enjoying a generous plot this detached two bedroom bungalow offers comfortable single-storey living within easy, level walking distance of the village amenities.

- 2 double bedrooms
- Generous gardens
- Excellent potential to improve and extend
- Offered to the market with no onward chain
- Freehold
- Easy, level walk to Tintagel village centre
- Driveway with garage/workshop and store
- Oil-fired central heating
- Garage with scope to convert, subject to P/P
- Council Tax Band - C

Guide Price £375,000

SITUATION

The property occupies an enviable position along one of Tintagel's most desirable residential addresses, enjoying a lovely setting whilst remaining within a short, level walk of the heart of the village. Tintagel offers an excellent range of everyday amenities including independent shops, cafés, traditional public houses, restaurants, a doctors' surgery, pharmacy, post office, churches and primary school. The village is world-renowned for its dramatic coastline, rich Arthurian history and iconic castle, with the spectacular South West Coast Path providing exceptional coastal walks and scenery. The nearby towns of Camelford, Launceston, Wadebridge and Bude offer a wider range of shopping, educational and recreational facilities.

DESCRIPTION

Offered to the market with no onward chain, this well-maintained detached bungalow presents an increasingly rare opportunity to acquire a spacious home occupying a generous plot in one of North Cornwall's most sought-after coastal villages. Whilst the property has been lovingly cared for over many years, it would now benefit from some modernisation. Furthermore, there is exciting scope, subject to any necessary planning permissions and building regulations, to extend into the loft space to provide additional accommodation, such as a further bedroom, for instance. The accommodation is both practical and well proportioned, making the property particularly appealing for those looking to retire, downsize or simply enjoy comfortable single-storey living in a convenient village location.







ACCOMMODATION

A useful entrance porch opens into a wide and welcoming central hallway, providing access to all principal rooms. There are two well-proportioned double bedrooms together with a separate WC and family bathroom, fitted with a bath and electric shower over. The kitchen/dining room is a pleasant and sociable space, fitted with a range of matching wall and base units incorporating built-in appliances with sliding patio doors opening to the rear garden. The generous sitting room is a particularly comfortable principal reception room, centred around an attractive open fireplace, creating a warm focal point for the room and has French doors opening to a side conservatory which enjoys the afternoon/evening sunshine. The property further benefits from oil-fired central heating and uPVC double glazed windows throughout.

OUTSIDE

The gardens are a particular feature of the property, extending to both the front and rear. Predominantly laid to lawn, they are bordered by mature hedging and well-stocked flower beds planted with an abundance of hydrangeas, roses, fuchsias and camellias, creating colour and interest throughout the seasons. To the rear, a gravelled area provides a secluded retreat, complete with a built-in barbecue and surrounded by mature wisteria, additional fuchsias and established honeysuckle, making it an ideal space for outdoor entertaining or quiet relaxation. To the immediate rear, there a large paved patio enjoying the best of the southerly aspect, and a nearby gardeners w/c is very handy indeed. A generous driveway provides ample off-road parking and extends beyond the side of the bungalow to the very rear, where there is a single-skin block-built garage/workshop together with an attached store. This outbuilding offers considerable potential for enhancement and could lend itself to conversion into an annexe, home office or holiday letting accommodation, subject to obtaining the necessary planning consents.

SERVICES

Main electricity, water and drainage. Oil fired central heating. Broadband availability: Superfast and Standard ADSL, Mobile signal: voice and data varied availability (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWING

Strictly by prior appointment with the vendors' appointed agents, Stags.

DIRECTIONS

As you drive into Tintagel from Bossiney, the property will be found on the left hand side marked with a Stags for sale board.

What3words - ///rushed.ideals.harvest

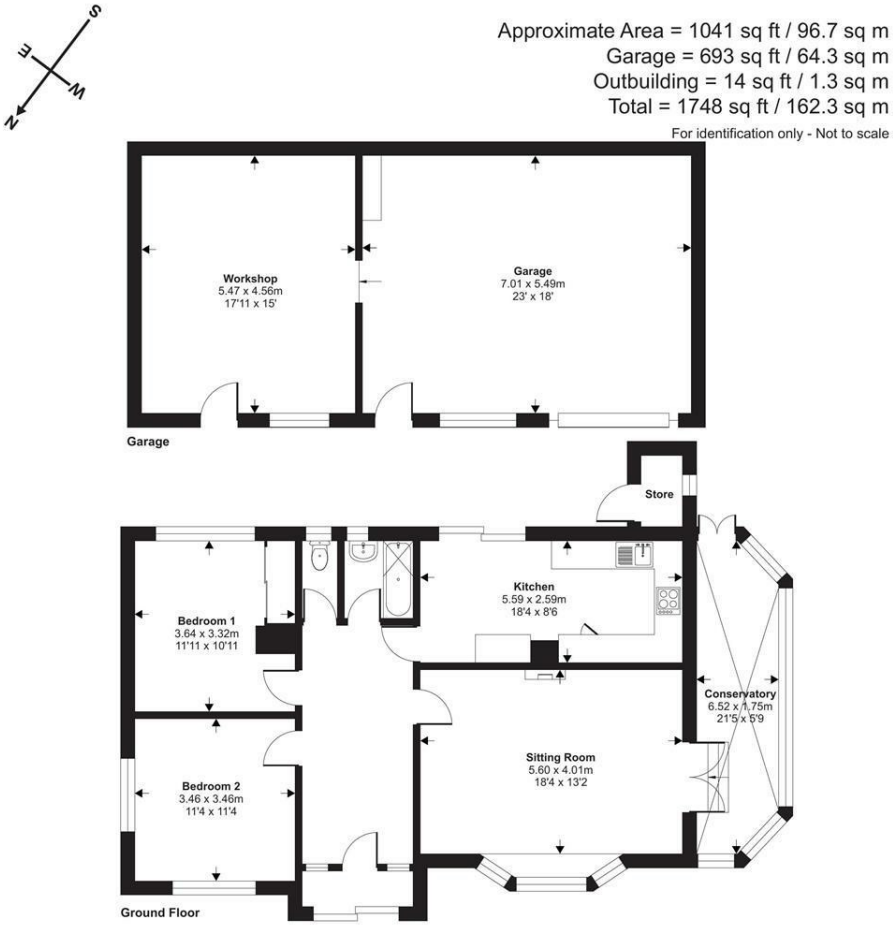


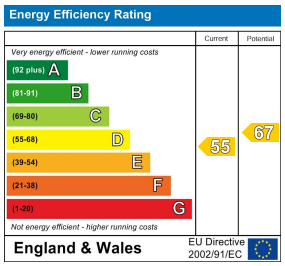




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.







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