



C O L W I L L S
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The property professionals



REEVESCOTT,

Trethevy, Tintagel, Cornwall, PL34 0BG

Price £795,000

- Impressive detached home with adjoining annex
- Located in the picturesque hamlet of Trethevy
- Living room with wood burner, modern kitchen dining room
- Three double ensuite bedrooms plus one bedroom annex
- Unrestricted views across Bossiney Bay

Reevescott is an impressive, detached home with an adjoining one bedroom annex, located in the picturesque hamlet of Trethevy and perched on the hill above St Nectans Glen offering unrestricted views across Bossiney Bay and beyond from a number of the rooms.

The principal house offers an entrance hall, living room with wood burner, a modern dual aspect kitchen dining room, utility room, ground floor guest bedroom with dressing room and ensuite and two further first floor double ensuite bedrooms.

The adjoining self contained annex offers an open plan kitchen living dining room, one double bedroom and a shower room. Currently used for holiday lets via Airbnb or can be used as overflow accommodation for visitors, or dependent relative.

Outside the gardens are laid mostly to grass with a raised terrace seating area offering stunning sea and coastal views.





DIRECTIONS

From our offices in Bude, head south on the A39 signposted towards Wadebridge. Continue on the A39 passing through Wainhouse Corner and take the first righthand turning to Boscastle. Follow the road all the way down into the centre of Boscastle, passing the entrance to the harbour and then ascend out of the village on New Road and remain on this road until reaching the hamlet of Trethevy, take the first left hand turning and the property will be located a short distance along on the right hand side.

ENTRANCE HALL

18' 8" x 8' 00" (5.69m x 2.44m) Entering via an obscure UPVC double glazed door with matching window to the side opening into the entrance hall with stairs ascending to the first floor with useful under stairs storage cupboard, further fitted cupboard, coved ceiling, telephone point and radiator. Doors serve the following rooms:-

WC

7'8 max' 4'1 min" x 5'3 max' 2'8 min" (2.24m x 1.57m) UPVC double glazed window to the rear elevation offering unrestricted views across to the Atlantic Ocean. Coved ceiling, lower walls are finished with attractive wooden panelling, pedestal wash hand basin push button low flush WC and radiator.

LIVING ROOM

17' 7" x 13' 00" (5.36m x 3.96m) A bright and spacious dual aspect reception room with UPVC double glazed window to the side elevation and 9ft 8" wide UPVC double glazed sliding doors offering stunning unrestricted views over towards the Atlantic Ocean. Coved ceiling, stone fireplace surround with display recesses, slate tiled hearth, Hunter wood burner, television point and two radiators.

KITCHEN DINING ROOM

26' 6" x 12' 11" (8.08m x 3.94m) A bright and spacious dual aspect open plan kitchen dining room with UPVC double glazed window to the front elevation and 7ft 8" wide UPVC double glazed sliding doors offering stunning unrestricted views towards the Atlantic Ocean. Coved ceiling to the dining area and two radiators.

The kitchen is finished with as range of matching light satin grey wall and base units with contrasting

copper profile detailing, luxury laminate square edge worksurface with inset composite sink and drainer with a filtered and boiling hot water tap. Integrated Bosch appliances comprise of inset touch control induction hob, electric oven, microwave/oven, dishwasher and space and plumbing for American style fridge freezer. Door to:-

UTILITY ROOM

10' 11" x 8' 5" (3.33m x 2.57m) UPVC double glazed windows to the front elevation, fitted wall and base unit with fitted worksurface, inset composite sink and drainer, space and plumbing for the washing machine and Bosch heat pump boiler and controls.

BEDROOM TWO

13' 5" x 13' 00" (4.09m x 3.96m) A bright and spacious guest suite with twin UPVC double glazed windows to the front elevation overlooking the garden. Coved ceiling, high level television point and socket, telephone point and radiator. Door to:-

WALK IN WARDROBE

5' 10" x 5' 8" (1.78m x 1.73m) UPVC double glazed window to the front elevation, coved ceiling and radiator. Door to:-

ENSUITE

6' 8" x 5' 7" (2.03m x 1.7m) Fitted with a modern white suite which comprises of a panel enclosed bath with mixer shower, pedestal wash hand basin, push button low flush WC, chrome wall mounted heated towel rail, attractive wall tiling and a UPVC double glazed window to the side elevation.

FIRST FLOOR

Coved ceiling, door to linen cupboard and a UPVC double glazed window to the rear elevation offering stunning sun and clifftop views. Doors serve the following rooms:-

BEDROOM ONE

19'8 max' 13'1 min" x 15' 3" (6.12m x 4.65m) A bright and spacious principal bedroom with large UPVC double glazed window to the rear elevation offering stunning unrestricted views across to the Atlantic Ocean. Coved ceiling, two built in double wardrobes, eves storage, high level television point and socket and radiator. Door to:-

ENSUITE

10' 1" x 6' 2" (3.07m x 1.88m) Velux window to the front elevation, panel enclosed bath with mixer shower, double shower enclosure with a mains fed shower, pedestal wash hand basin, WC, wall and floor tiling and radiator.

BEDROOM THREE

17' 8" x 13' 2" (5.38m x 4.01m) A bright and spacious double bedroom with a large UPVC double glazed window to the rear elevation offering stunning unrestricted views across to the Atlantic Ocean. Coved ceiling, eves storage, high level television point and socket and radiator. Door to:-

ENSUITE

7' 8" x 4' 4" (2.34m x 1.32m) Velux window to the front elevation, quadrant shower with a mains fed shower, wall hung vanity unit, push button low flush WC, wall tiling and radiator.

THE ANNEX (Reevescott Retreat)

OPEN PLAN KITCHEN LIVING DINING ROOM

21'1 max' 9'5 min" x 18'7 max' 10'3 min" (6.63m x 5.74m) A bright and spacious dual aspect multi zone room with a UPVC double glazed window to the rear elevation and UPVC double glazed window and sliding doors to the rear offering stunning unrestricted views towards the Atlantic Ocean. Stairs ascending to the first floor with a useful understairs storage cupboard, television point and two radiators.

The kitchen is finished with a range of matching cream high gloss wall and base units with a contrasting black square edge laminate worksurface with an inset sink and drainer. Integrated high level electric double oven, inset touch control hob with extractor hood, integrated slimline dishwasher and space and plumbing for washing machine.

FIRST FLOOR

Door to linen cupboard with radiator and doors serve the following rooms:-

BEDROOM ONE

12' 2" x 8' 10" (3.71m x 2.69m) A bright and spacious double bedroom with UPVC double glazed window to the rear elevation offering unrestricted views towards the Atlantic Ocean. Built in wardrobe, high level television point and socket and radiator.

SHOWER ROOM

11' 10" x 5' 3" (3.61m x 1.6m) Double shower enclosure with an electric shower, vanity unit with an inset wash hand basin, corner push button low flush WC and radiator.

OUTSIDE

To the front of the property there is a bricked paved driveway providing parking for three to four vehicles with steps and path leading to the front door and a slate chipped flower bed with mature shrubs. Wooden gates to either side lead to the raised stone tiled patio seating areas which can be accessed via the rooms from the rear of the house and annex, all offering stunning sea and coastal views. Steps lead down from the terrace to the two lawned terrace gardens.

COUNCIL TAX

Band TBC

SERVICES

Mains electricity and mains water. Private drainage via a septic tank. Solar PV panels and air source heat pump central heating.

TENURE

Freehold



Ground Floor

Approx. 135.6 sq. metres (1459.3 sq. feet)



First Floor

Approx. 107.2 sq. metres (1154.0 sq. feet)



Total area: approx. 242.8 sq. metres (2613.4 sq. feet)

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Plan produced using PlanUp.





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FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		74	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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