



## 1 Kays Mews, Fore Street

Tintagel, Cornwall, PL34 0EE

Price £225,000

- Terrace cottage located in a secure gated development
- Located in the centre of the picturesque coastal village of Tintagel
- Impressive double height vaulted living room, kitchen/dining room, utility
- Mezzanine bedroom with dressing room and recently refitted ensuite
- Small gravel seating area to the front and parking area



*The property professionals*



# 1 Kays Mews, Fore Street, Tintagel, Cornwall, PL34 0EE

1 Kays Mews is situated within a private gated development in the centre of the picturesque coastal village of Tintagel and being only a few minutes walk from the coastal footpath and all of towns amenities, a perfect spot for those dreaming of a relaxed holiday escape, or a welcoming home to enjoy year round.

The property offers an impressive living room with double height vaulted ceiling and stone fireplace with wood burner, kitchen dining room, utility, cloakroom and first floor mezzanine double bedroom with dressing room and recently refitted ensuite shower room.

Outside there is a low Cornish stone wall with a small gravel seating area and parking area.

## 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 Tintagel. Upon reaching the roundabout go straight across and almost immediately turn right where you will see the gates to Kay's Mews in front of you. Next to the Pharmacy

## LIVING ROOM

**20' 7" x 18' 4" (6.27m x 5.59m)** Entering via a UPVC obscure double glazed door to the impressive and spacious reception room with twin UPVC double glazed windows to the front elevation. Vaulted ceilings with exposed wooden 'A' frames and purlins. Feature stone fireplace with matching chimney breast, slate hearth with wood burner, two radiators and stairs ascending to the bedroom. Door to:-

## KITCHEN/DINING ROOM

**14' 9" x 11' 10" (4.5m x 3.61m)** UPVC obscure stable style door opening into the kitchen/dining room with inset lighting, UPVC double glazed window to the front elevation with deep slate windowsill, radiator and light grey wood effect flooring.

The kitchen is finished with a range of matching light grey painted wall and base units with fitted worksurface, white Metro style splashback with inset stainless steel sink and drainer with mixer tap. Inset electric double oven with insect induction hob with extractor hood, integrated fridge, space and plumbing for slimline dishwasher and wall mounted Viessmann gas fired boiler. Door to:-

## UTILITY ROOM

**10' 10" x 6' 1" (3.3m x 1.85m)** Inset lighting, matching wall and base units with fitted worksurface, space for under counter freezer, space and plumbing for washing machine and tiled flooring. Door to:-

## CLOAKROOM

**5' 5" x 3' 9" (1.65m x 1.14m)** Inset lighting, corner wall mounted wash

hand basin, WC, radiator and tiled flooring.

## MEZZANINE BEDROOM

**15'3 max' 13'3 min" x 7' 11" (4.9m x 2.41m)** Velux window to the front elevation, double bedroom with twin built in cupboards and leading to:-

## DRESSING ROOM

**9' 1" x 5' 11" (2.77m x 1.8m)** Low level UPVC double glazed window and radiator.

## ENSUITE

**6' 6" x 5' 5" (1.98m x 1.65m)** Shower enclosure with mains fed soak head shower with separate hand attachment, vanity unit with inset basin, push button low flush WC, attractive tiled walls and heated towel rail.

## OUTSIDE

To the front of the property there is a low Cornish stone wall with a small gravel seating area. The property has the right to park one vehicle in the gravelled car park.

## COUNCIL TAX

TBC

## SERVICES

Mains electricity, water and drainage. LPG central heating.

## TENURE

Remainder of a 999 year lease commenced 1<sup>st</sup> January 2003. Ground rent £250.00 per annum. Service charge £682.00



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

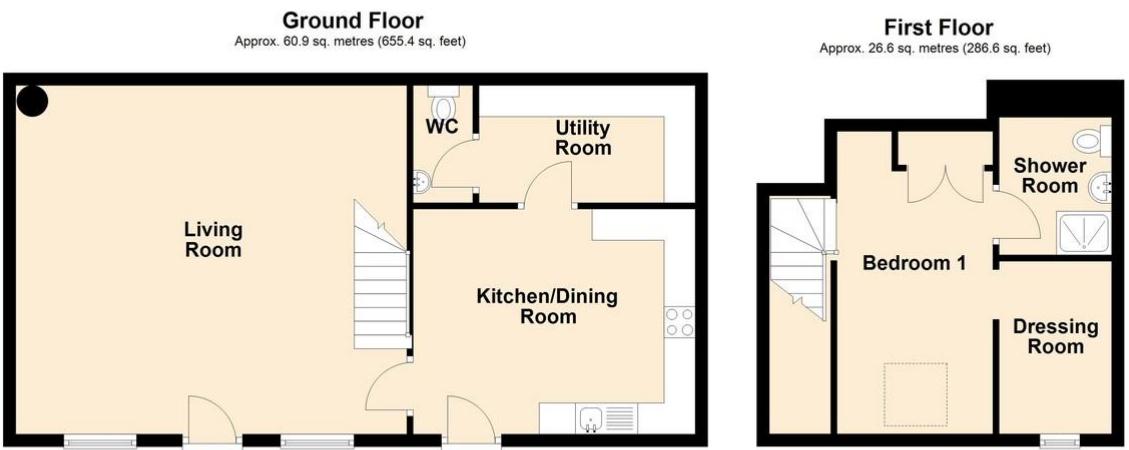


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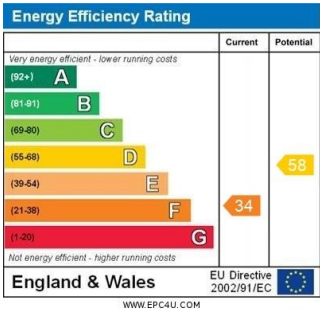
32 Queen Street  
Bude, Cornwall  
EX23 8BB



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Total area: approx. 87.5 sq. metres (942.0 sq. feet)





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