





CHYBRYN,

Trethevy, Tintagel, Cornwall , PL34 0BG

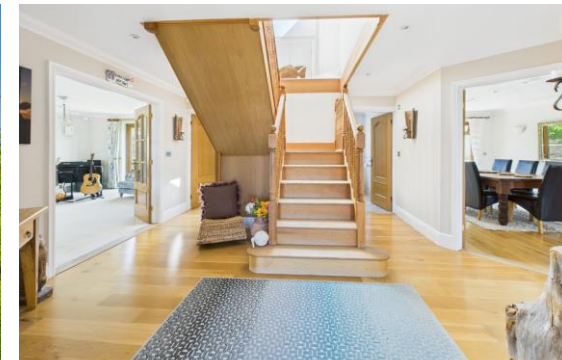
Price £775,000

- Exceptional detached house, occupying an elevated and commanding position
- Located in the picturesque hamlet of Trethevy
- Split level living room with wood burner, dining room, kitchen/breakfast room and study
- Three generous double bedrooms, principal suite with sea facing balcony
- Breathtaking views over Bosinney Bay and beyond from a number of the rooms

Chybryn is an exceptional detached house, occupying an elevated and commanding position in the picturesque hamlet of Trethevy. Set above the beautiful Rocky Valley and Bosinney Cove and within easy walk to renowned St Nectan's Glen, the property boasts breathtaking views over Bosinney Bay and beyond, which can be enjoyed from several rooms throughout the home.

The spacious and beautifully presented detached property offers an entrance porch and a generous reception hall with central staircase, large triple aspect split level living room, dining room with French doors leading out to the garden, study, kitchen/breakfast room with doors leading out to the front terrace and garden, perfect for morning coffee, utility room and ground floor shower room. On the first floor there are three generous bedrooms with a stunning principal suite with sea facing balcony, walk in wardrobe and ensuite.

- Outside there is off road parking, large detached single garage with useful store room to the rear. The front garden is laid to lawn and leads to a generous full-width terrace, designed for entertaining and taking full advantage of the spectacular setting and to the rear private enclosed garden. Available with no onward chain.





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 left hand side.

ENTRANCE PORCH

Entering via a UPVC double glazed door with matching fixed side panels to the entrance porch with doors to a useful storage cupboard, slate tiled flooring and radiator. Wooden glazed French doors leading to:-

RECEPTION HALL

Central oak tread staircase ascending to the first floor, coved ceiling, inset lighting, engineered oak wood flooring, radiator and door to useful under stairs storage cupboard. Doors serve the following rooms:-

SHOWER ROOM

7' 4" x 5' 7" (2.24m x 1.7m) UPVC obscure double glazed window to the rear elevation, coved ceiling, inset lighting, fully tiled walls, tiled flooring, shower enclosure with mains fed shower, wall hung vanity unit, push button low flush WC and radiator.

LIVING ROOM

34' 2" x 17' 2 max' 11' 5 min" (10.41m x 5.46m) A bright and spacious split level triple aspect reception room with UPVC double glazed window to the side elevation and UPVC double glazed French doors to the front and rear elevations offering views across the gardens, cliff tops and down to the sea. Coved ceiling, fireplace with granite lintel with slate tiled hearth, four radiators and television point.

STUDY

9' 11" x 7' 4" (3.02m x 2.24m) UPVC double glazed window to the rear elevation overlooking the gardens. Coved ceiling, engineered oak wood flooring, radiator and fibre connection.

DINING ROOM

14' 10" x 11' 5" (4.52m x 3.48m) UPVC double glazed French doors with matching fixed side panels overlooking and leading out onto the garden. Coved ceiling, integrated speakers, radiator and engineered oak wood flooring. French doors leading into:-

KITCHEN/BREAKFAST ROOM

19' 9" x 13' 10" (6.02m x 4.22m) A bright and spacious dual aspect kitchen breakfast room with UPVC double glazed windows to the front and side elevations offering views over the gardens, cliffs tops and out to sea and matching French doors

Coved ceiling with integrated speakers, slate flagstone tiled flooring, television point and radiator. The kitchen is finished with a range of matching cream gloss wall and base units with contrasting work surface, breakfast bar seating for four people, attractive tiled splashback, inset stainless steel sink and drainer with mixer tap. Integrated appliances comprise of electric oven, combi oven, inset touch control hob with extractor hood, under counter fridge, freezer and dishwasher. Door to:-

UTILITY ROOM

14' 10" x 5' 8" (4.52m x 1.73m) UPVC double glazed window to the side elevation and UPVC obscure double glazed door to the rear. Coved ceiling, wall mounted consumer unit, fitted cream high gloss based units with fitted worksurface, twin ceramic sinks, space and plumbing for washing machine, Grant floor standing oil fired boiler, cupboard housing the pressurised hot water cylinder and slate flagstone tiled flooring.

FIRST FLOOR

A bright landing with a UPVC double glazed window to the front elevation offering views across the gardens, countryside and down to the sea creating the perfect reading or home

office area. Velux window to the rear, integrated speakers, radiator and door to linen cupboard. Doors serve the following rooms:-

BEDROOM ONE

23' 0 max" x 10' 4 average" (7.01m x 3.15m) A bright and spacious principal suite with Velux window to the rear elevation, UPVC double glazed front gable with French doors leading out to the balcony and offering stunning coastal views. Inset lighting, integrated speakers, built in double wardrobe, recess shelves, two radiators and useful eves storage.

DRESSING ROOM

6' 4" x 4' 11" (1.93m x 1.5m) Inset lighting, fitted shelving, full height and half height hanging rails.

ENSUITE

8' 0" x 6' 4" (2.44m x 1.93m) Velux window to the rear elevation, inset lighting, integrated speakers, quadrant shower with mains fed shower, wall hung wash hand basin, push button low flush WC, chrome wall mounted heated towel rail, attractive wall and floor tiling.

BEDROOM TWO

19' 1" x 10' 8" (5.82m x 3.25m) A bright and spacious guest bedroom with Velux window to the rear elevation, UPVC obscure double glazed window to the side and UPVC double glazed window to the front with built in window seat with storage below, offering amazing coastal views. Inset lighting, integrated speakers, built in double wardrobe, television point and radiator.

BEDROOM THREE

14' 5 max" x 9' 11 max" (4.39m x 3.02m) UPVC double glazed window to the rear elevation overlooking the gardens and surrounding countryside. Inset lighting, integrated speakers, fitted single wardrobe, radiator and two useful under eves storage cupboards.

BATHROOM

9' 0" x 6' 1" (2.74m x 1.85m) Obscure Velux window to the front elevation, attractive fully tiled walls, and tiled flooring, panel enclosed shower bath with mains fed shower with glass shower screen, wall hung wash hand basin, push button low flush WC, electric shaver point and chrome wall mounted heated towel rail.

GARAGE

17' 1" x 16' 9" (5.21m x 5.11m) Electric up and over door, light and power with useful wood store to the side.

OUTSIDE

To the front of the garage there is off road parking for two vehicles with attractive path leading to the full width terrace and front door. The front gardens are laid to lawn with an attractive and established hedge to either side, and the raised terrace with seating offers a stunning coastal outlook and seamless indoor outdoor living. To the rear there is an area of lawn, decked seating area and a useful block built store.

COUNCIL TAX

Band F

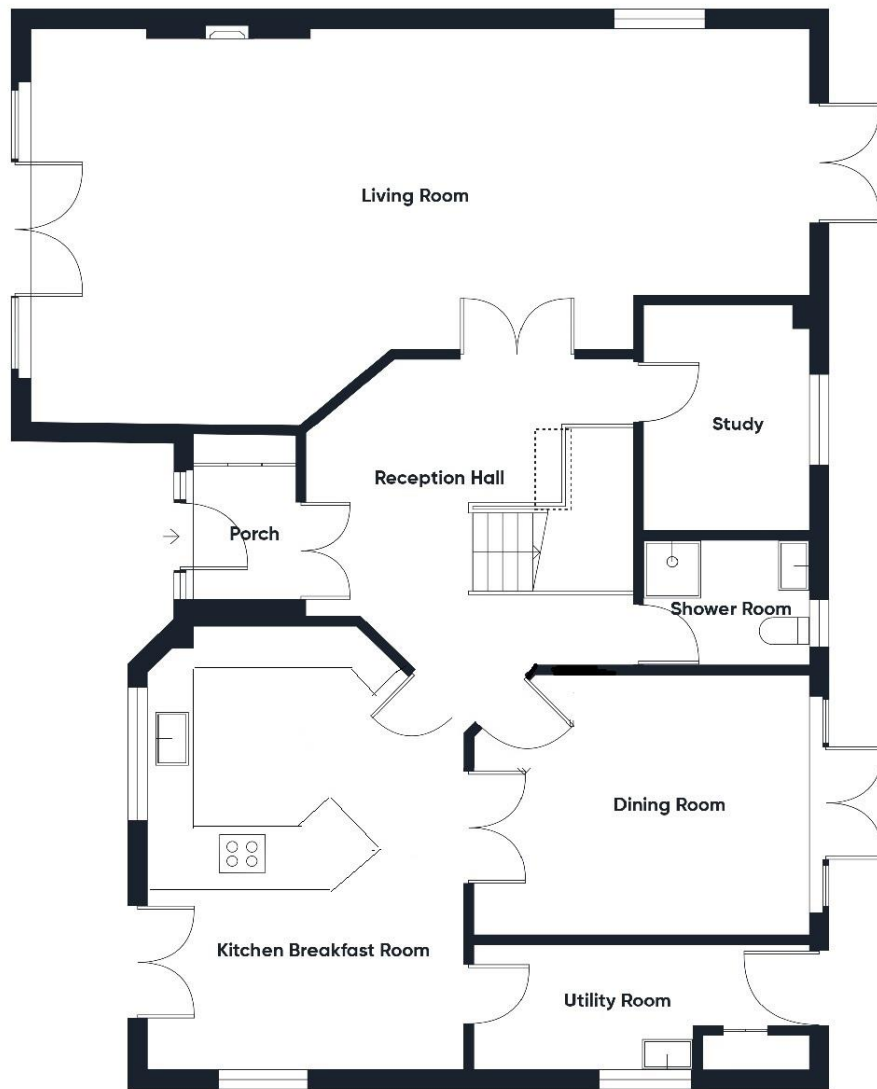
SERVICES

Mains electricity and water. Private drainage via treatment plant. Oil fired central heating.

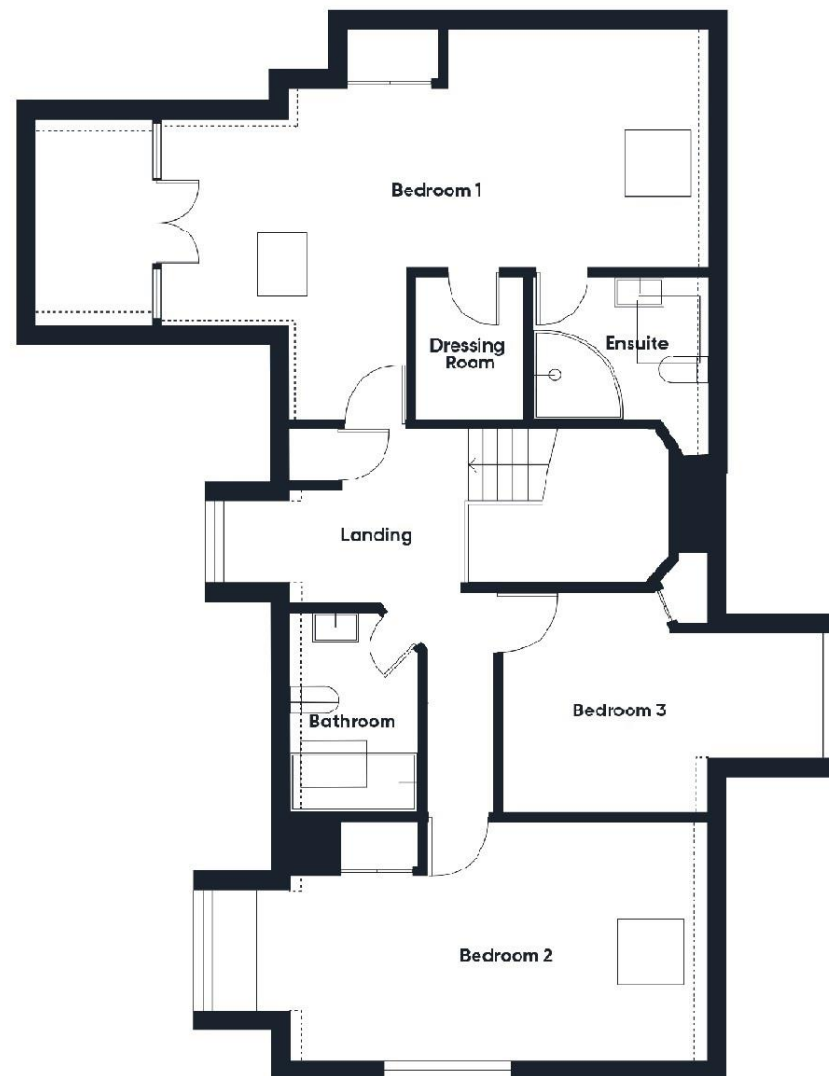
TENURE

Freehold





Floor 0 Building 1



Floor 1 Building 1

Approximate total area 2299 Sq. feet





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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+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
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