





EXCALIBUR,

Trethevy, Tintagel, Cornwall, PL34 0BG

Price £795,000

- Substantial and beautifully presented family home
- Located in the picturesque hamlet of Trethevy with unrestricted views across Bosinney Bay
- Living room with wood burner, dining room, second floor living room, kitchen/breakfast room
- Six generous bedrooms, ensuite to the principal bedroom, two further bath/shower rooms
- Generous gardens, off road parking, single garage

Excalibur is a substantial and beautifully presented family home, enjoying breathtaking, uninterrupted views across Bosinney Bay and beyond. Positioned above the stunning Rocky Valley and Bosinney Cove, and within easy walking distance of the renowned St Nectan's Glen,

Set on a generous plot, Excalibur offers spacious and versatile accommodation ideally suited for multi-generational living or dual family occupancy. Internally the well presented property offers an entrance hall, living room with wood burner and sliding doors open out on the large terrace, dining room, kitchen/breakfast room, utility, three ground floor bedrooms and a separate bathroom. On the first floor a further living room with vaulted ceiling and 'Juliet' style balcony, three double bedrooms and two with ensuite shower rooms.

Outside the property enjoys extensive off-road parking, an attached single garage, and a lawned front garden. To the rear, a spacious patio terrace provides the perfect space for seamless outdoor entertaining. 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 right hand side.

ENTRANCE HALL

Entering via a UPVC obscure double glazed door to the entrance hall with staircase ascending to the first floor with useful under the stairs storage cupboard, radiator and polished marble tiled floor. Doors serve the following rooms:-

CLOAKROOM

3' 3" x 2' 1" (0.99m x 0.64m) Corner wall mounted wash hand basin, pushbutton low flush WC, part tiling to the walls and polished marble tiled floor.

LIVING ROOM

20' 11" x 11' 6" (6.38m x 3.51m) A bright and spacious reception room with UPVC double glazed sliding door to the rear elevation offering stunning views over the garden and towards Bosinney Bay and cliff tops. Inset lighting, integrated ceiling speakers, air-conditioning vents, fireplace with slate tiled half and wood burner and radiator. Door to:-

DINING ROOM

16' 11" x 15' 11" (5.16m x 4.85m) A bright and spacious reception room with aluminium double glazed sliding doors to the rear elevation offering stunning views over the garden and towards Bosinney Bay and cliff tops. Spiral staircase ascending to the first floor, inset lighting, integrated ceiling speakers, polished marble tiled flooring and radiator.

KITCHEN/BREAKFAST ROOM

17' 5" x 9' 11" (5.31m x 3.02m) A spacious kitchen breakfast room with twin UPVC double glazed windows to the front elevation overlooking the gardens. Inset lighting, integrated ceiling speakers, polished marble tiled flooring and radiator.

The kitchen is finished with a range of matching wall and base units with fitted square edge worksurface,

inset ceramic sink and drainer with mixer tap, attractive tiled splashback, integrated electric oven, inset electric hob with extractor canopy, space for American style fridge freezer and integrated dishwasher.

SIDE HALL

UPVC obscure double glazed door to the front elevation with matching fixed side panels, inset lighting, door to useful storage cupboard, radiator and polished marble tiled floor. Door to:-

CLOAKROOM

5' 3" x 2' 8" (1.6m x 0.81m) UPVC obscure double glazed window to the side elevation, inset lighting, wall mounted vanity unit with inset basin and mixer tap, pushbutton low flush WC, mounted chrome heated towel and polished marble tiled floor.

UTILITY ROOM

5' 7" x 4' 6" (1.7m x 1.37m) UPVC double glazed window to the side elevation, inset lighting, fitted base unit with fitted worksurface, inset stainless steel sink with flexible mixer tap, space and plumbing for washing machine, space for tumble dryer and polished marble tiled flooring.

INNER HALL

Inset lighting, door to cupboard with space and wiring in place for a smart home audio/streaming set up. Doors serve the following rooms:-

BEDROOM FOUR

11' 10" x 11' 6" (3.61m x 3.51m) A bright and spacious double bedroom with a UPVC double glazed window to the rear elevation overlooking the gardens and cliff tops. Inset lighting, fitted double wardrobe and radiator.

BEDROOM FIVE

11' 5" x 10' 11" (3.48m x 3.33m) A bright and spacious double bedroom with a UPVC double glazed window to the rear elevation overlooking the gardens, Bosinney Bay and cliff tops. Inset lighting, fitted double wardrobe and radiator.

BEDROOM SIX

9' 10" x 8' 10" (3m x 2.69m) A dual aspect single bedroom with UPVC double window windows to the front and side elevations. Inset lighting and radiator.

BATHROOM

UPVC obscure double glazed window to the front elevation, inset lighting, attractive part wall tiling and dual fuel chrome heated towel rail. Shower bath with mains fed shower and glass curved shower screen, pedestal wash hand basin and pushbutton low flush WC.

FIRST FLOOR LIVING ROOM

20' 3" x 14' 11" (6.17m x 4.55m) An impressive first floor living room with part vaulted ceiling, Velux window to the side elevation and aluminium double glazed sliding doors to the rear with 'Juliet' style balcony offering stunning views over the gardens and out to Bosinney Bay. Fitted wooden base unit with solid wooden worksurface with under mounted sink with mixer tap and radiator.

LANDING

UPVC double glazed window front elevation at the half landing, inset lighting, light tube and doors serve the following rooms:-

BEDROOM ONE

15' 7" x 13' 3" (4.75m x 4.04m) A bright and spacious principal bedroom with Velux window to the front elevation, UPVC double glazed window to the rear elevation offering stunning views across gardens and towards Bosinney Bay and clifftops. Inset lighting, integrated speakers, air conditioning vent, range of built in wardrobes and radiator. Door to:-

ENSUITE

10' 10" x 5' 2" (3.3m x 1.57m) Velux window to the rear elevation inset lighting, shower enclosure with mains fed shower, wooden vanity unit with marble top and matching freestanding marble wash hand basin with chrome mixer pillar tap, pushbutton low flush WC, attractive stone tiled flooring and chrome heated dual fuel towel rail.

BEDROOM TWO

14' 8" x 11' 7" (4.47m x 3.53m) A bright and spacious double bedroom with Velux window to the side elevation and UPVC double glazed window to the front overlooking the gardens. Inset lighting, fitted twin double wardrobes, and radiator.

ENSUITE

8' 4" x 4' 10" (2.54m x 1.47m) Velux window to the side elevation, attractive part wall tiling, double

shower with mains fed shower, wooden vanity unit with marble top and matching freestanding marble wash hand basin with chrome mixer pillar tap, pushbutton low flush WC, attractive stone tiled flooring and chrome heated dual fuel towel rail.

BEDROOM THREE

17' 6" x 14'11 max' 8'7 min" (5.33m x 4.47m) A bright and spacious double bedroom with Velux window to the front elevation, UPVC double glazed window to the rear elevation offering stunning views across the gardens and towards Bosinney Bay and clifftops. Inset lighting, built in single wardrobe, storage cupboard and radiator.

GARAGE

18' 10" x 9' 7" (5.74m x 2.92m) Electrically operated up and over door, pressurised hot water cylinder, floor standing oil fired boiler light and power connected.

OUTSIDE

The property is approached by a wooden five bar gate which opens onto the extensive driveway. There is an area of lawn with established trees and shrubs and side access to either side leading to the rear garden. There is a large patio terrace seating area offering stunning coastal views, a low stone wall and steps that lead down to the generous gardens which are laid to lawn with established hedge row to the boundaries and attractive mature planting.

COUNCIL TAX

Band D

SERVICES

Mains electricity and mains water. Private drainage via septic tank.

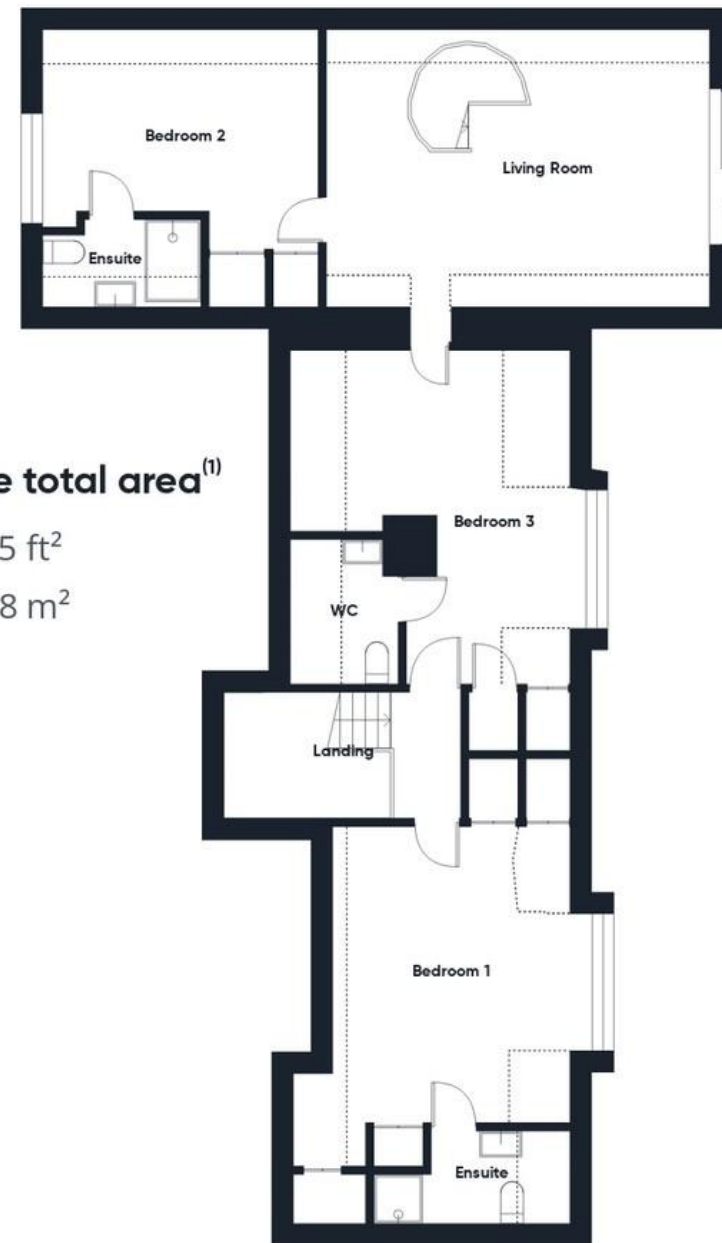
TENURE

Freehold





Floor 0



Floor 1

Approximate total area⁽¹⁾

2605 ft²

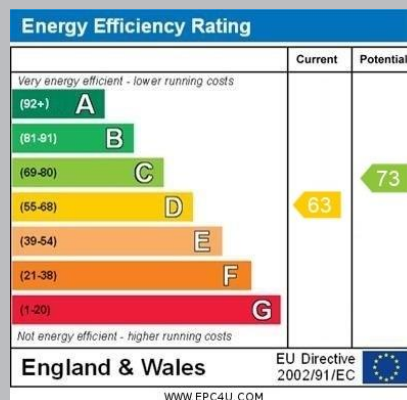
241.8 m²





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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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