



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10003

£650,000

Medeva,
Treknow, Nr. Tintagel, Cornwall, PL34 0EJ

FREEHOLD



Within walking distance of Trebarwith Strand beach, in the popular coastal hamlet of Treknow, a superb, 4 bedroom detached, BRAND NEW, split-level house with well finished versatile accommodation in landscaped, manageable gardens with plenty of off-road parking.



SUMMARY OF ACCOMMODATION

Ground Floor Covered entrance, entrance hall, sitting/dining room, kitchen, bedroom 3, bedroom 4/study, family bathroom.

First Floor Principal bedroom with en-suite dressing room and en-suite shower room, second double bedroom.

Outside Asphalted driveway with plenty of off-road parking flanked by landscaped raised flower and shrub beds. Rear paved terrace and split-level lawn.



DESCRIPTION

A brand new, detached, 4 bedroom family home just a short walk from Trebarwith Strand beach and the Atlantic coast. Individually built with split-level accommodation providing 4 generous bedrooms with an en-suite dressing room and shower room to the principal suite with 2 of the bedrooms and a bathroom downstairs and the principal bedroom suite and guest bedroom upstairs.

There is a large open-plan sitting room/dining room with wood effect flooring throughout and double glazed doors opening onto the rear garden. The living area is semi open-plan to the kitchen which is fitted with a range of light grey units with worktop surface on three sides and a range of integrated appliances.

There are lovely views to be enjoyed over countryside, especially from the first floor and the split-level accommodation allows for somebody to live totally on the ground floor if necessary.

The property is approached over an asphalted driveway which provides plenty of off-road parking and a turning area flanked by well stocked flower and shrub bed borders. There are paths on either side of the house to the rear where there are two tiers of lawn with a paved patio area facing west, adjacent to the house.

Heating is supplied by an electric air source heat pump which supplies underfloor heating to the ground floor and radiators on the first floor whilst also supplying domestic hot water from a pressurised hot water cylinder.

Available for immediate occupation with no onward chain, an appointment to view internally is highly recommended.

LOCATION

Medeva is located on a quiet village lane running between the sought after coastal hamlet of Treknow, out towards the hamlet of Tregatta and the town of Tintagel. The road just behind Medeva culminates in a footpath running down to Trebarwith Strand beach. The hamlet of Treknow is extremely sought after due to its picturesque nature and proximity to Cornwall's north Atlantic coastline with excellent bathing and surfing available at Trebarwith Strand. There are further beaches, to the south at Tregardock near Delabole, a lovely National Trust beach reached via a walk across unspoilt fields and to the north two surfing beaches at Widemouth Bay and beyond that the surfing resort of Bude.

The nearest town is Tintagel providing an excellent array of local shops, inns, cafes and the Camelot Hotel. The ruined castle at Tintagel is reputed by many to have been the home of King Arthur and his court of Camelot. This area enjoys easy access out to the A39, one of Cornwall's arterial roads (the Atlantic Highway) which circumnavigates the north coast providing access to all the coastal resorts from the south such as St Ives and Newquay, to the north at Bude and onward into Devon.

From the A39 there are easy routes across to the A30 which provides a dual carriageway link northwards to the M5 and the national motorway network. Southwards the A30 provides a swift route through to the south west of Cornwall. At Bodmin is a railway station enjoying a direct link to London Paddington with approximate travel time of 4½ hours and to the south lies Cornwall Airport Newquay providing daily shuttle flights to a variety of city destinations in the UK and some European destinations.

THE ACCOMMODATION COMPRISES **(all floor plans and dimensions are approximate)**

Covered entrance with paved flooring and impressive exposed timber pillar supports, inset downlighters, part obscure glazed wood effect composite door with double glazed window to one side, opening onto the:-

ENTRANCE HALL Turning oak staircase ascending to the first floor with built-in understairs storage cupboard housing the underfloor manifolds. Double glazed window to the front, inset ceiling downlighters, wood effect flooring, twin part glazed doors open onto the:-



SITTING ROOM / DINING ROOM – 25' x 19'6" A lovely light triple aspect room with double glazed windows on either side and powder coated aluminium double glazed bifold doors at one end opening onto the rear garden and a paved patio. Wood effect flooring throughout, inset ceiling downlighters, TV and telephone points, wall mounted thermostatic control for the underfloor heating. Doorway to:-





KITCHEN – 11'7" x 11'5" The kitchen is beautifully fitted with a range of light grey fitted cupboards comprising base level cupboards and drawers with further matching wall cupboards and one full height larder unit with built-in shelving also providing access to the electric consumer circuit breaker board. Surrounding quartz marble effect white and grey worktop surfaces and upstands with an inset 1½ bowl stainless steel sink unit and a Quooker boiling water plus a freshwater tap. A range of integrated appliances include a Belling cooker with two ovens, a grill and five ring ceramic induction hob with filter hood above, dishwasher and washing machine. Double glazed window providing views over the garden to countryside, wood effect flooring, inset ceiling downlighters, wall mounted thermostatic control for the underfloor heating.

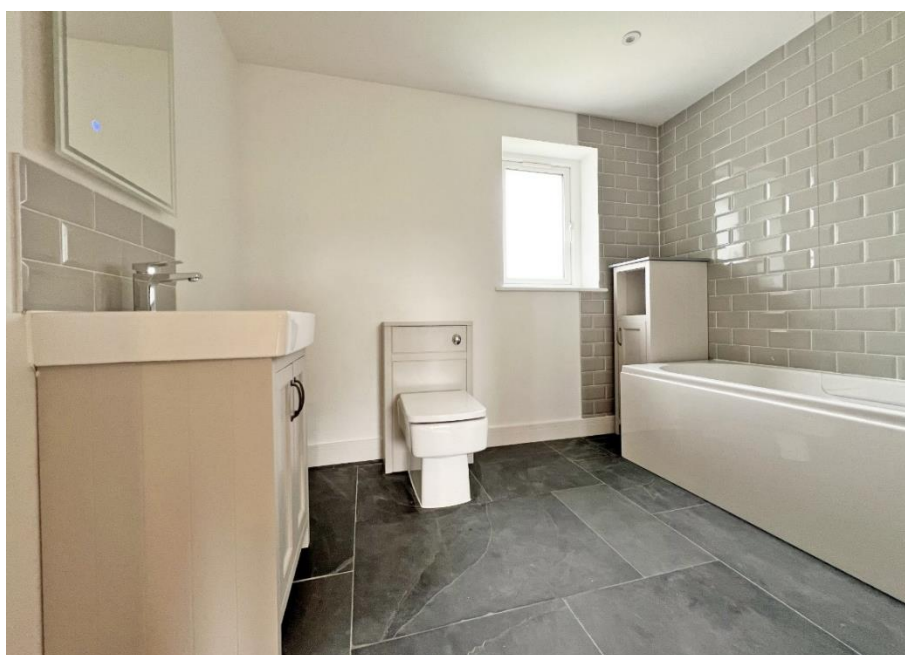
BEDROOM 3 – 12'4" x 10'8" Double glazed window overlooking the rear garden, wood effect flooring, television aerial point, inset ceiling downlighters, thermostatic control for the underfloor heating.

BEDROOM 4 / STUDY – 12'3" x 10'9" Double glazed window overlooking the front garden, wood effect flooring, television aerial point, thermostatic control for the



underfloor heating, inset ceiling downlighters. Double glazed window overlooking the driveway with views to countryside.

BATHROOM White suite comprising a panel enclosed bath with chromium mixer tap, fitted shower above with chromium fittings and glazed screen to the side, tiled wall surround, low level wc with concealed cistern, white wash hand basin on a vanity cabinet with cupboards beneath and tiled splashback, wall mounted mirror above, slate tiled flooring, inset ceiling downlighters, chromium ladder radiator/towel rail, extractor fan. Mirror with internal lighting above the sink. Opaque double glazed window.



From the entrance hall a bespoke handmade oak turning staircase with handrail, newel posts and banisters ascends to:-

GALLERIED FIRST FLOOR LANDING Loft hatch access, inset ceiling downlighters, two double glazed skylight windows, radiator, large built-in storage cupboard with twin oak doors to the front. Further airing cupboard housing a Vaillant pressurised hot water cylinder with immersion facility and plenty of room for shelving to one side. Doors off to:-



PRINCIPAL BEDROOM – 19'6" x 11'9" (floor area), extending to 16' by the door Built into the eaves with slightly restricted head height to the sides. At one end is a double glazed door with windows on either side providing lovely views out over the sea, two radiators, television aerial point, double glazed skylight window providing far reaching countryside views. Door to:-

EN-SUITE DRESSING ROOM – 12'2" x 6'7" (floor area) Built into the eaves with



slightly restricted head height to the sides. Double glazed skylight window providing far reaching countryside views, radiator. Door to:-

EN-SUITE SHOWER ROOM – 9'7" x 7'8", extending to 9'7" by the door

White suite comprising a double size shower cubicle with glazed surrounds and complementary grey gloss tiled wall surrounds with fitted shower and chromium fittings including a handheld shower spray and rain head above. White wash hand basin on a vanity cabinet with cupboards beneath, low level wc with concealed cistern and Roca chromium wall flush plate. Mirror with internal lighting above the sink. Double glazed window with far reaching countryside views, black electric radiator/towel rail, attractive vinyl stone effect flooring, part tiled walls, extractor fan.



BEDROOM 2 – 17'4" into each dormer, x 12'3" Built into the eave with slightly restricted head height on two sides. A lovely dual aspect room with dormer double glazed windows at either end, one providing panoramic views over mile of open



countryside and the other providing sea glimpses. Two radiator, television aerial point, inset ceiling downlighters.

OUTSIDE



The property is approached from a quiet village lane with wooden gateposts on either side of a tarmaced driveway which sweeps into the front gardens broadening to provide a wide parking and turning area with attractive well planted flower and shrub bed borders on either side held back staggered wooden sleepers. The boundaries comprise attractive herringbone style natural stone walling with hit and miss closeboard fencing on one side. There is a freshwater tap to the front driveway for car washing etc. and provision has been made with the wiring installed for an electric charging point which would need connection if required.

There are paths on either side of the house through to the rear garden which have a paved terrace adjacent to the bifold doors in the sitting room giving way to lawn on one side with steps up to a further area of lawn with attractive natural wood sleepers providing a wall between the two levels and the upper level has a flower and shrub bed border with natural stone wall and hit and miss closeboard fenced boundaries. The right hand access has the air source heat pump situated adjacent to the side wall of the house.

GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE PL34 0EJ.

SERVICES Mains water, mains electricity, mains drainage. Electric air source heat pump providing domestic heating hot water and underfloor heating to the ground floor, radiators to the first floor.

COUNCIL TAX BAND Non assessed (see www.mycounciltax.org.uk).

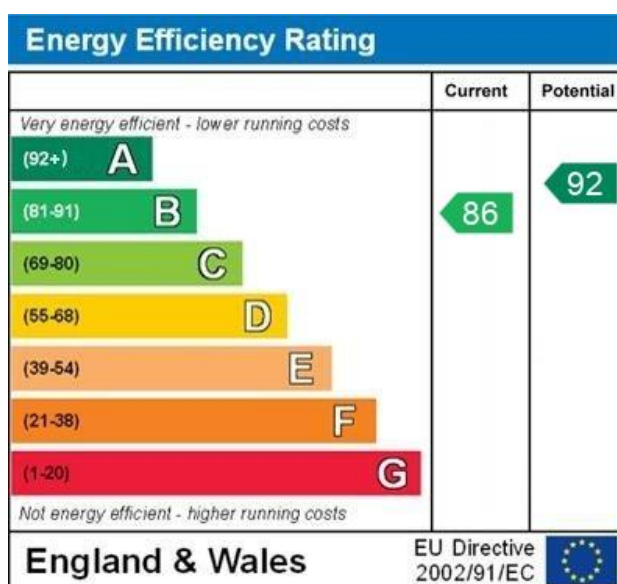
DIRECTIONS From Valley Truckle, near Camelford, take the B3266 towards Boscastle and Tintagel. After leaving Camelford proceed for a mile and at a crossroads turn left towards Delabole and Port Isaac on the B3314 and Tintagel on the B3263. Follow this road for a couple of hundred yards and then bear right towards Trebarwith Strand and Tintagel on the B3263 continue on this road into the hamlet of Tregatta and turn left towards Treknow and the Mill House Inn. Proceed along the lane, go into a twenty mile and hour speed limit sign, shortly after which is a triangle of grass and a fork. Fork left here and the entrance to Medeva will be found on the right hand side.

AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme



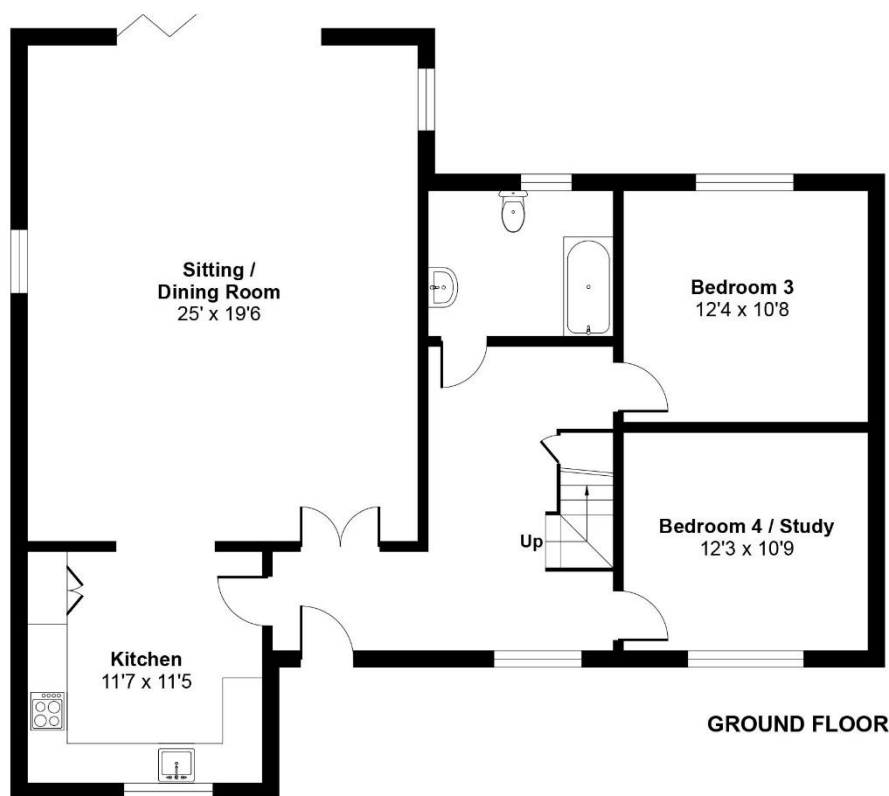
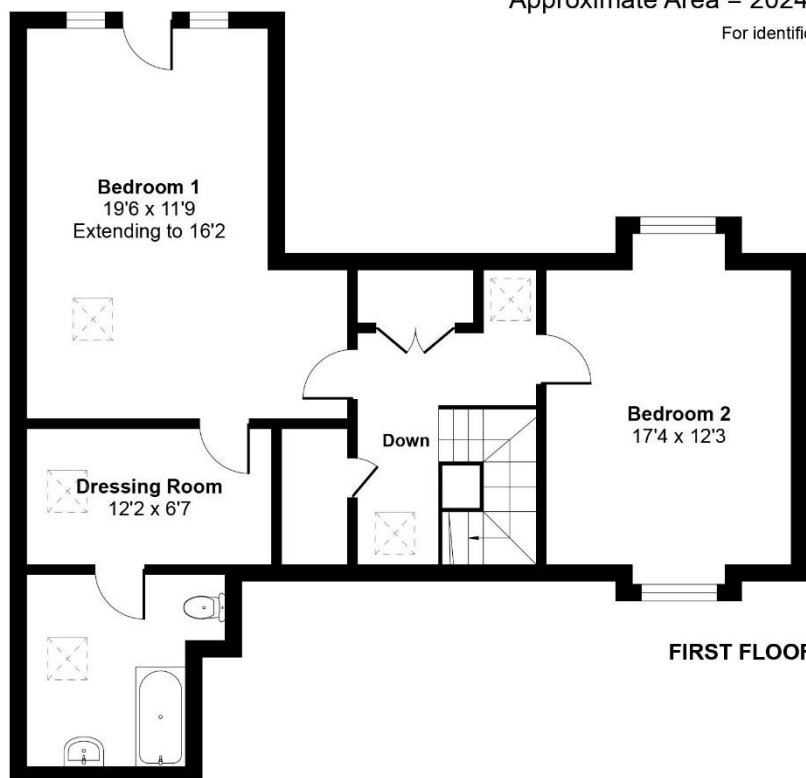
WWW.EPC4U.COM

Not to scale – for identification purposes only.

Medeva, Treknow, Tintagel

Approximate Area = 2024 sq ft / 188 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Lillcrap Chilcott. REF: 1202269

ASTINGS and must be quoted first when giving a grid reference

