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Cartwheel Cottage





Tintagel 1.4 miles - Boscastle 2.7 miles -  
Launceston 18.3 miles

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A delightful 2 bedroom cottage  
on the North Cornish Coast,  
boasting sea and countryside  
views

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- No Onward Chain
- Less than 1 Mile from Coast
- Open Plan Kitchen / Living
- 2 Bedrooms
- Countryside & Sea Views
- Beautiful Gardens
- Freehold
- Council Tax Band: B

### SITUATION

The property is situated in the small coastal hamlet of Halgabron a mile from the beach at Bossiney, St Nectans Glen and Rocky Valley. The historic village of Tintagel is close by and offers numerous shops and facilities, including a mobile post office, general store, chemist, primary school, places of worship, doctors surgery, numerous pubs and restaurants and a wealth of amenities associated with a popular self-contained coastal village.

The A39 is 5.1 miles away allowing access to the towns of Bude, Camelford and Launceston, all of which provide a more comprehensive range of shopping and sporting facilities. At Kennards House, Launceston there is access onto the A30 trunk road which links the cathedral cities of Truro and Exeter. The picturesque harbour of Boscastle is approximately 2.7 miles and the majestic Bodmin Moor can be accessed at Davidstow.

### DESCRIPTION

A charming semi-detached Grade II listed cottage with a wealth of character and a generous garden. This delightful 2 bedroom cottage offers an idyllic home within striking distance of the north Cornish coastline. The property is believed to be of stone construction with wooden windows and a slate roof.

### ACCOMMODATION

The front door leads into an open plan kitchen and living area with an impressive fireplace housing a woodburning stove and clove oven. The kitchen comprises a range of wall mounted units, base units, an inset sink, space for appliances and space for a cooker. Off the living area there is an inner hall which leads to the ground floor bedroom with an aspect to the rear and a shower room which offers a shower, wash hand basin and WC.

The first floor is accessed by a most impressive spiral staircase of stone, slate and timber construction, which leads to a spacious principal bedroom with an aspect to both the front and rear of the property.

### OUTSIDE

The gardens are key feature of the property and are predominantly laid to lawn, offering a generous amount of space for one to enjoy with a mature shrub and stone boundary. The garden hosts a variety of mature shrubs, flowers and plants and enjoys beautiful views across towards the coastline and sea beyond. To the rear of property, there is an additional enclosed area of lawn.

There is also a communal area with parking, further large gardens with a BBQ area and ponds.

### SERVICES

Mains water, electricity, private drainage via a shared septic tank with 2 neighbouring properties. Wood burning stove and night storage heaters. Broadband availability: Superfast and Standard ADSL, Mobile signal coverage: Voice and Data limited availability (Ofcom). Please note the agents have not inspected or tested these services.

### AGENTS NOTE

We understand that the communal areas, including the access and private drainage are maintained by a management company and an annual fee of £450 (2023-24) is paid by the owners. This fee also includes the grass cutting for the property.

### VIEWINGS

Strictly by prior appointment with the vendor's sole appointed agents, Stags.

### DIRECTIONS

From the A39, Atlantic Highway, follow the signpost for Tintagel/Boscastle continue along this road for approximately 5 miles and turn right at the crossroads signposted Halgabron, as you come into the centre of the Hamlet the property is on your right.

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Guide Price £249,950









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			91
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		33	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

**England & Wales** EU Directive 2002/91/EC

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