



St Mabyn





# St Mabyn

Trethevy, Tintagel, Cornwall, PL34 0BE

Tintagel 1.9 miles - Boscastle 2.8 miles - Launceston 18.9 miles

A delightful character cottage nestled in an enviable valley setting only 1.5 miles from the North Cornish Coast

- 1.5 Miles from Coast
- Beautiful Valley Setting
- Landscaped Gardens
- Stunning Natural Outlooks
- Character Features
- Off Road Parking and Garage
- Tenure: Freehold
- Council Tax Band: F

Guide Price £675,000

## SITUATION

The property lies in a most favourable position near the North Cornish Coastline, between the coastal villages of Boscastle and Tintagel, in a peaceful, wooded valley setting amongst an area of outstanding natural beauty (AONB). The cottage enjoys access to the South West Coast Path only 1.1 miles walking distance, which stretches along the coastline and provides access to a number of coastal walks and beaches with breath taking scenery. Along the same access lane to the property, the beautiful and unspoilt woodland walks and St Nectan's Glen are also within walking distance. The village of Tintagel has 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 history. Boscastle offers a number of similar amenities with a picturesque fishing harbour and various coastal path walks.

## DESCRIPTION

A well-cherished detached cottage which boasts immense charm and character throughout, having been the family home of the current owners for over 50 years. The property includes a generous detached garage with off road parking either side and in front, with extended mature gardens. The property is constructed of mixed materials with wood windows. The cottage was extended in 1995 by the current owners, enjoys views through the wooded valley and is positioned attractively only 1.1 miles from the SW coastal path.





## ACCOMMODATION

The cottage throughout is full of charm and character, featuring exposed wooden beams, solid wooden floors and wood burning stoves. From the entrance porch, the kitchen/breakfast room has a tiled floor with a range of fitted units with granite work tops. Integrated appliances include an oil fired Aga for cooking (and heating the hot water for the room above), a dishwasher with further space and plumbing for white goods in the utility. There is a stable door from the kitchen to the rear courtyard, a quiet and completely private outdoor seating area. There are two reception rooms, both with woodburning stoves and feature wooden panelling.

The first floor offers a versatile layout which presents the scope to create an extra bedroom, studio or possibly a self contained unit if required. There are currently 3 double bedrooms with 2 of the bedrooms benefitting from built in storage, 1 also with a wash hand basin. The family bathroom has a fully fitted and functioning suite which buyers may choose to update. The studio (above the kitchen) has a fully fitted shower room which lends itself to be adapted into a principle, en-suite guest room if required. Currently, the studio enjoys views towards the opposite side of the wooded valley and an extra room to one end.

## OUTSIDE

The cottage is positioned amongst it's own gardens which offer real peace and tranquility. Accessed via a series of slate steps and pathways which cut through the terraced and landscaped gardens, there are various areas for seating to enjoy the rural outlooks. There is a larger area of level lawn with a decked sun terrace and distant views towards the sea. The top of the garden adjoins the neighbouring farmland, whilst steps return to the rear of the property and a small courtyard adjoining the kitchen. There is a garage constructed of concrete panels which has power and light connected, with parking to both sides and directly in front. An additional area of wildlife garden acts as a natural buffer along the bank, between the cottage and the lane to St Nectans Glen. Japanese Knotweed has been identified at the bottom of this steep bank, an area which is not utilised as garden. A report has been produced and can be provided. It appears from this that the Japanese Knotweed doesn't affect the mortgagability of the property, however it is down to the individual lender and their own criteria to confirm this.

## SERVICES

Mains water and electricity. Private drainage via cess pit. Oil fired central heating and woodburning stoves. Broadband availability: Ultrafast and Standard ADSL, Mobile signal coverage: Voice and Data limited availability (O2). Please note the agents have not inspected or tested these services.

## VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

## DIRECTIONS

From the centre of Tintagel, proceed along the B3263 towards Bossiney passing Ocean Cove Holiday Park on the left hand side heading towards Boscastle. Continue through the valley and proceed uphill until the car park for St Nectans Glen will be found on the right hand side. 80m after the car park, turn right onto an unmade track with the red post box and signposted 'waterfall'. Proceed for a further 80m and turn right, following the lane until the property will be found on the left hand side.

There is parking for 3 cars and a large garage, although if in use, turning in the lane can be difficult. We strongly advise against 'driving by' the property and instead booking a viewing with the Stags Launceston Office.

## what3words.com

Start of unmade lane: ///snapper.thrillers.spurring  
Property: ///logged.massaging.colleague





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	30	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 1845 sq ft / 171.4 sq m  
 Garage = 264 sq ft / 24.5 sq m  
 Outbuilding = 114 sq ft / 10.6 sq m  
 Total = 2223 sq ft / 206.5 sq m

For identification only - Not to scale

**First Floor**

- Bedroom 1: 4.91 x 4.11m (16'1" x 13'6")
- Bedroom 2: 3.63 x 3.32m (11'11" x 10'11")
- Bedroom 3: 3.44 x 3.24m (11'3" x 10'8")
- Office: 4.00 x 2.93m (13'1" x 9'7")
- Studio: 7.56 x 3.91m (24'10" x 12'10")
- Garage: 4.96 x 4.95m (16'3" x 16'3")

**Ground Floor**

- Store Room: 2.11 x 1.28m (6'11" x 4'2")
- Boiler Room: 5.31 x 0.97m (17'5" x 0'9")
- Sitting Room: 4.89 x 4.24m (16'1" x 13'11")
- Dining Room: 6.11 x 3.89m (20'1" x 12'9")
- Kitchen / Diner: 5.00 x 3.03m (16'5" x 9'11")
- Utility Room

**OUTBUILDING**

- Store: 1.73 x 1.42m (5'8" x 4'8")

**Certified Property Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntcocom 2024. Produced for Stags. REF: 1169915