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3 Dennis Point



Trebarwith Strand 1.4 miles - Tintagel 1.7 miles - Port Isaac 8.5 miles

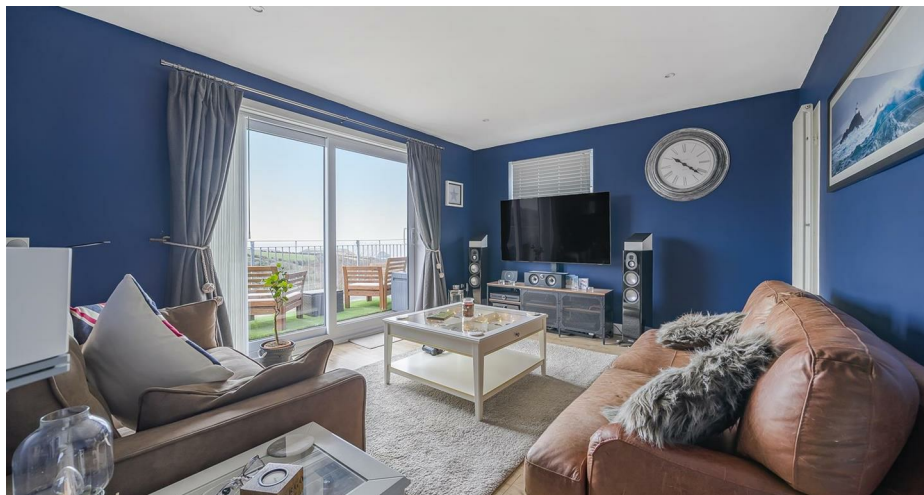
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## A superbly presented property with incredible views to the sea and Gull Rock

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- Fabulous Sea Views
- 3 Bedrooms
- Sitting Room
- Kitchen / Dining Room
- Garden Room
- Off Road Parking
- Council Tax Band: B
- Freehold

Offers In Excess Of  
£410,000



### SITUATION

The property is located in the hamlet of Trewarmett, within an area of outstanding natural beauty 1.4 miles from the beach at Trebarwith Strand and 1.7 miles from the self-contained village of Tintagel. The hamlet of Trebarwith has an excellent public house, The Port William and beach, which at low tide stretches for over a mile and is a popular surfing destination. The village of Tintagel offers a range of shops catering for day to day needs, with a more comprehensive facilities being in the town of Camelford, some 5 miles away with doctors and veterinary surgery's. To the south of the property some 12.1 miles away is the picturesque town of Wadebridge, situated astride the River Camel with its famous cycling track linking the popular fishing village of Padstow. 12 miles to the south of the property are the beaches of Daymer Bay and Polzeath and 9 miles south is the historic and picturesque fishing village of Port Isaac.

### DESCRIPTION

An impressive and deceptively spacious 3 bedroom semi-detached house with outstanding sea views, set within this popular position with easy access to the North Cornish coastline.

### ACCOMMODATION

A front door leads into the entrance hall with built in storage, a family bathroom and stairs leading down to the lower ground floor. The sitting room has sliding doors out onto a balcony with spectacular far reaching views across to the sea and Gull Rock. The property offers 3 bedrooms with two double bedrooms and the third being a single bedroom, which again benefits with the views across to the North Cornish coast.

The lower ground floor comprises an open plan living space with a kitchen, sitting room and dining area with a wood burning stove and double doors leading out to the garden. The kitchen has a range of wall mounted units, base units and drawers, inset sink, space for a cooker with an extractor hood over, an integrated dishwasher and space for appliances. The lower ground floor

accommodation is completed by a utility room which leads through to a shower room.

### OUTSIDE

To the front the property has parking for 1-2 cars, with a shared drive leading down the side of the property to the rear garden. The terraced garden, with a delightful patio located to the rear of the property has steps down into the main garden which has an array of shrubs, plants, two areas of lawn and a decked terrace, which is ideal for al fresco dining.

### SERVICES

Mains electricity and the property benefits from solar panels. Mains water and drainage. Oil fired central heating and wood burning stove. Broadband availability: Ultrafast and Standard ADSL, Mobile signal coverage: Unavailable (Ofcom). Please note the agents have not inspected or tested these services.

### VIEWINGS

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

### DIRECTIONS

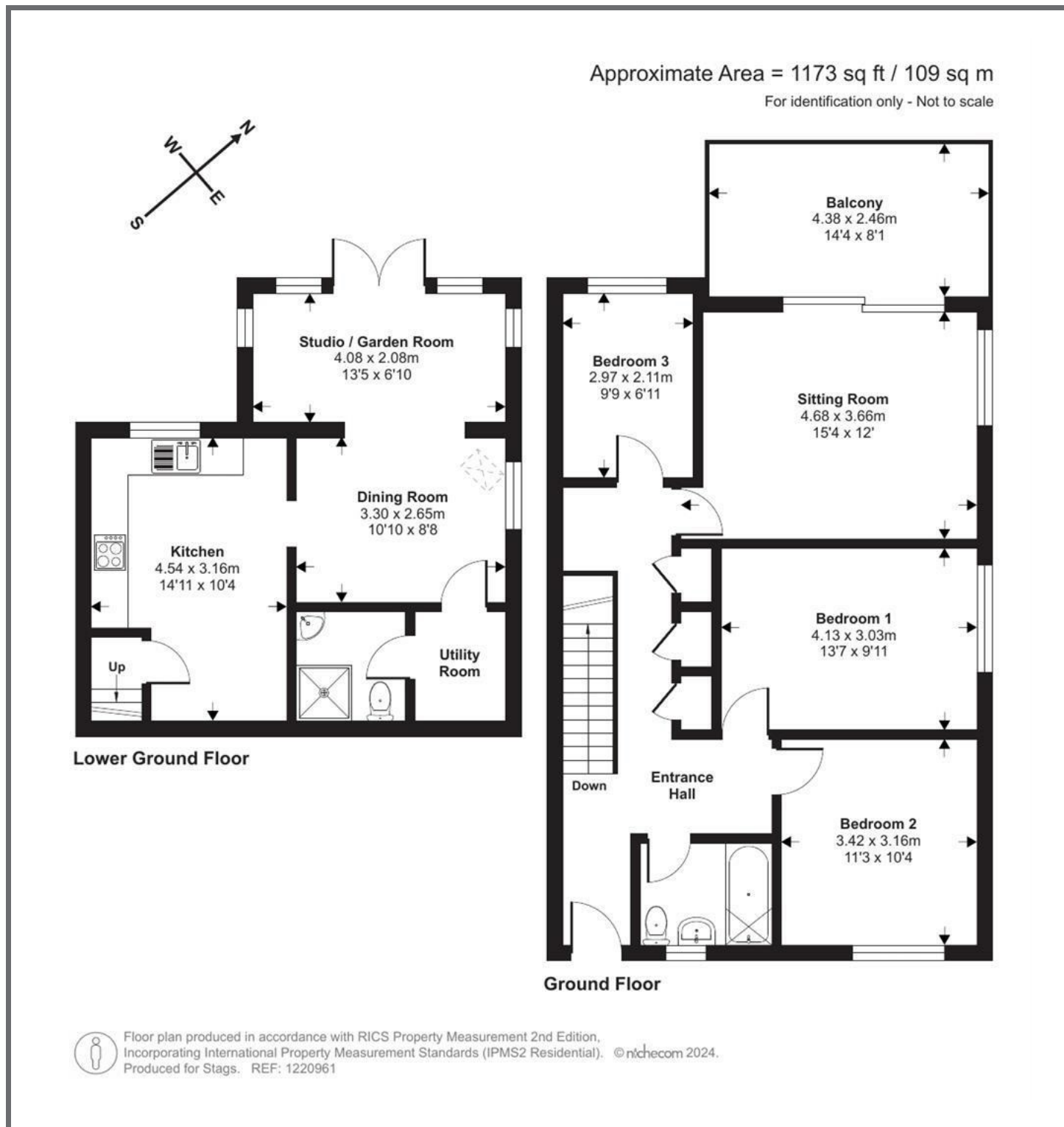
From the A30 take the A395 signposted Camelford, Wadebridge and North Cornwall. Follow the road for about ten miles until you reach the A39. Turn left towards Camelford and Wadebridge. After just over a mile turn right sign posted the B3314. Follow this road over Slaughterbridge until a cross road is reached and continue straight ahead. After about a quarter of a mile turn right onto the B3263 and follow the road into Trewarmett. On entering the village you will see the property on your left hand side as you climb the hill.

What3words.com: ///panel.riverboat.dots









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		
Very energy efficient - lower running costs	Current	Potential
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(49-54) <b>E</b>		
(41-48) <b>F</b>		
(35-40) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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