



9A Danmore Close

9A, Danmore Close, Tintagel, Cornwall PL34 0BX



Village centre 0.3 miles – Boscastle 4 miles
– Crackington Haven 9.9 miles

A spacious and well positioned detached property set on the outskirts of Tintagel.

- No Onward Chain
- 4 Bedrooms (1 En Suite)
- Popular Village Position
- Detached Dormer Bungalow
- Conservatory
- Private Rear Garden
- Garage
- Off Road Parking
- Freehold
- Council Tax Band: D

SITUATION

The property is situated in the historic, self-contained coastal village of Tintagel in an Area of Outstanding Natural Beauty. The village has numerous shops and facilities, including post office, general store, chemist, primary school, places of worship, doctors' surgery, pubs and restaurants.

The A39 is some 5.5 miles distant allowing access to the towns of Bude, Camelford and Launceston, all of which provide a more comprehensive range of shopping and sporting facilities. At Launceston there is access onto the A30 trunk road which links the cathedral cities of Truro and Exeter. The popular beach of Trebarwith Strand is only 2 miles from the property and the majestic Bodmin Moor can be accessed at Davidstow.

DESCRIPTION

A well presented 4 bedroom dormer bungalow with enclosed rear garden and set within this popular position with easy access to the North Cornish coastline.

ACCOMMODATION

Front door opens into the spacious entrance hall, which in turn leads into the open plan kitchen/living area. The kitchen comprises; a range of wall mounted cupboards, base units and drawers, inset sink, space for a free standing fridge/freezer and integrated appliances including a electric oven and hob with an extractor hood over. The living room enjoys access out into a conservatory with further access direct into the garden.

The ground floor benefits from a double bedroom which could also be used as a home office, should one require. The ground floor is completed by a main bathroom with a bath, WC and a wash hand basin. There is also a door leading into the integral single garage.

The first floor offers 3 further bedrooms with bedroom 1 benefiting from a ensuite shower room as well as a inter connecting door into bedroom 4 that could also be used as a dressing room. Bedroom 2 is a double bedroom which enjoys the lovely views the property has to offer.

OUTSIDE

To the front the property has a single garage with parking for a single vehicle with access down both sides of the property to the rear garden. The garden is predominantly laid to lawn with a range of mature shrubs.

SERVICES

Mains electricity, water and drainage. Oil fired central heating. Broadband availability: Superfast and Standard ADSL, Mobile signal coverage: Voice limited availability and Data unavailable (Ofcom). Please note the agents has not inspected or tested these services.

VIEWINGS

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

DIRECTIONS

From the centre of the village at the mini roundabout, take the turning into Molesworth Street on the B3263 signposted Camelford/Trebarwith/Treknow. Continue along Molesworth Street and turn left onto Fosters Lane and then another immediate left onto Danmore Close where the property is the first on the left.

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Offers In The Region
Of £450,000

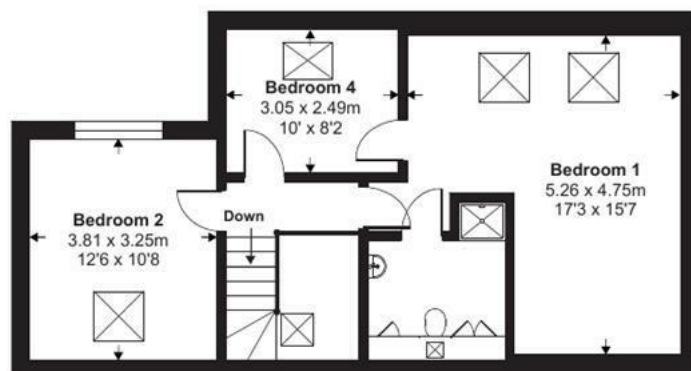


Approximate Area = 1478 sq ft / 137.3 sq m (includes garage)

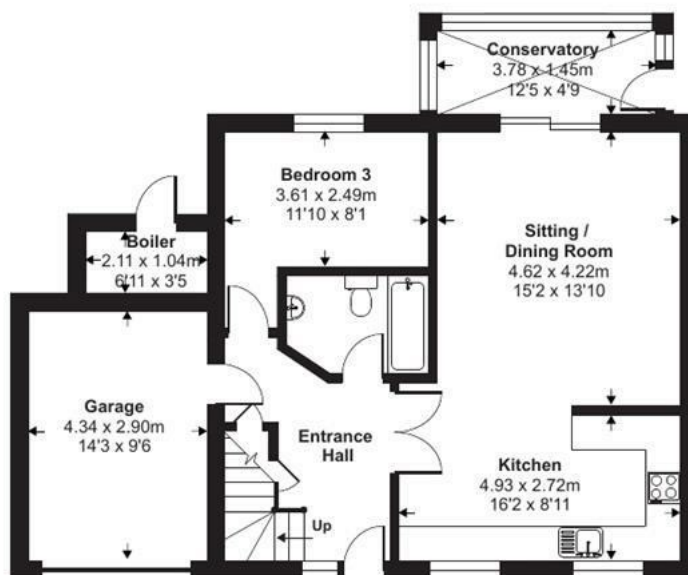
Outbuilding = 25 sq ft / 2.3 sq m

Total = 1503 sq ft / 139.6 sq m

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025. Produced for Stags. REF: 1233888

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

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