



Parwin Cottage



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Treknaw, Tintagel, Cornwall, PL34 0EN

Trebarwith Strand: 0.8 miles - Tintagel 1.2 miles - Boscastle 4.5 miles

A deceptively spacious four-bedroom home offering stylish accommodation, characterful features, and superb outdoor space.

- No onward chain
- Beautifully presented four-bedroom cottage
- Stylish kitchen/dining room
- Wealth of charm and character
- Council Tax Band: Business Rates
- Sought-after coastal village location
- Spacious dual-aspect reception room
- Enclosed gardens to front and rear
- Garage & on street parking
- Freehold

Guide Price £425,000

Situation: The property is located in delightful small village of Treknaw, less than 1.5 miles from the thriving tourist village of Tintagel with its post office and shops catering for day-to-day needs. The A39 is some 5 miles distant allowing easy access to the towns of Bude, Camelford, Wadebridge and Launceston, all of which provide a more comprehensive range of shopping and sporting facilities. The popular beach of Trebarwith Strand is only 0.8 miles from the property and the majestic Bodmin Moor can be easily accessed at Davidstow.

Description: This charming semi-detached property is entered via a delightful enclosed courtyard. The entrance hallway leads into a generously proportioned dual-aspect reception room, featuring a striking open fireplace with inset wood-burning stove and slate-flagged flooring, creating a cosy yet elegant living space.

To the rear, the kitchen/dining room is a true hub of the home. Fitted with an attractive range of modern base and wall units, ample worktop space, and quality integrated appliances, it is ideal for both family life and entertaining. Doors open out onto the enclosed rear garden, creating a seamless indoor-outdoor connection.

Also on the ground floor there is a well-proportioned double bedroom with its own en suite shower room, perfect for guests or flexible living arrangements.

Upstairs, the first floor offers three further bedrooms, all tastefully decorated, along with a contemporary family bathroom.

Outside: To the front, a charming courtyard provides a quiet spot for a potted garden or morning coffee. The rear garden is enclosed and thoughtfully landscaped, ideal for alfresco dining and outdoor living. A rear courtesy door provides direct access from the garden into the garage. With on road parking also available.

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

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

Directions: [What3words.com: ///chugging.quicksand.drill](http://What3words.com:///chugging.quicksand.drill)





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.



Approximate Area = 1331 sq ft / 123.6 sq m
For identification only - Not to scale

Ground Floor

- Kitchen / Dining Room: 4.19 x 4.14m (13'9" x 13'7")
- Sitting Room: 4.39 x 4.15m (14'5" x 13'7")
- Bedroom 4: 3.12 x 3.05m (10'3" x 10')

First Floor

- Bedroom 3: 4.22 x 3.18m (13'10" x 10'5")
- Bedroom 2: 4.51 x 4.27m (14'10" x 14'0")
- Bedroom 1: 4.28 x 4.15m (14'1" x 13'7")

Compass rose: N, E, S, W

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Stags. REF: 1281944



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		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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