



7 Atlantic Way



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Tintagel, Cornwall, PL34 0DF

Village Centre 0.2 miles - Boscastle 4.2 miles - Launceston 20 miles

An immaculately presented detached property located on a private road in the sought after village of Tintagel.

- Popular Village Position
- Quiet Private Road
- Church & Sea Views
- Off Road Parking & Garage
- Freehold
- Open Plan Living Area
- 3 Double Bedrooms
- Delightful Garden
- Study/4th Bedroom
- Council Tax Band: D

Guide Price £485,000

SITUATION

The property is located on a private road with direct views of St Materiana's Church and the Southwest coast path. 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 general stores, 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 Wadebridge, 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 stunning family home that has been tastefully extended and greatly improved over the years by the current owners, including a full re-wire, upgraded heating, replacing the UPVC windows, new bathrooms and full redecoration throughout.



ACCOMMODATION

Access to the property via a spacious entrance hallway with doors off to the living room with a multifuel burner as well as a downstairs w/c. The property is flooded with natural light and offers spacious accommodation throughout, with the rear of the property offering a stylish open plan kitchen / living area with patio doors out to the garden. The kitchen consists of a range of units, including a pull-out larder, integrated oven, dishwasher, microwave, electric hob and a fridge. The open plan dining / living area is part of the extension added by the current owners and also offers a great size dual aspect study / further bedroom with access out onto a decked area and the driveway. Downstairs is completed by a separate utility room with space for appliances as well as a sink.

Upstairs the property consists of 3 double bedrooms with Bedroom 1 with church and sea views benefits from built in storage as well as an en suite with of a shower, sink, heated towel rail and w/c. Bedroom 2 also offers built in storage, with bedroom 3 also enjoying church and sea views and a loft hatch. The upstairs is completed by a recently renovated bathroom with a bath, shower, sink, w/c, tiled floor and heated towel rail.

OUTSIDE

Outside the property, there is ample off-road parking for several vehicles, a garage space that is currently used as a store/ workshop area with power and lighting and a roller front door. The enclosed rear garden is divided into separate sections with lawn area, with established borders, a greenhouse with raised bed, log store, a timber shed, outside tap and electric points as well as a raised seating terrace and external lighting. The outside of the property is completed by a separate decked seating area that is accessed directly from the study or side gate from the rear garden.

SERVICES

Mains electricity, water and drainage. electric central heating and wood burning stove. Broadband availability: Superfast and Standard ADSL, Mobile signal coverage: Voice limited availability and Data unavailable (Ofcom) - owners advise that Vodafone works well on voice and data. Please note the agents have not inspected or tested these services.

VIEWINGS

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

DIRECTIONS

What3words.com: ///corals.months.everybody



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.

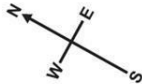


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		73
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Kensley House, 18 Western Road, Launceston, PL15 7AS

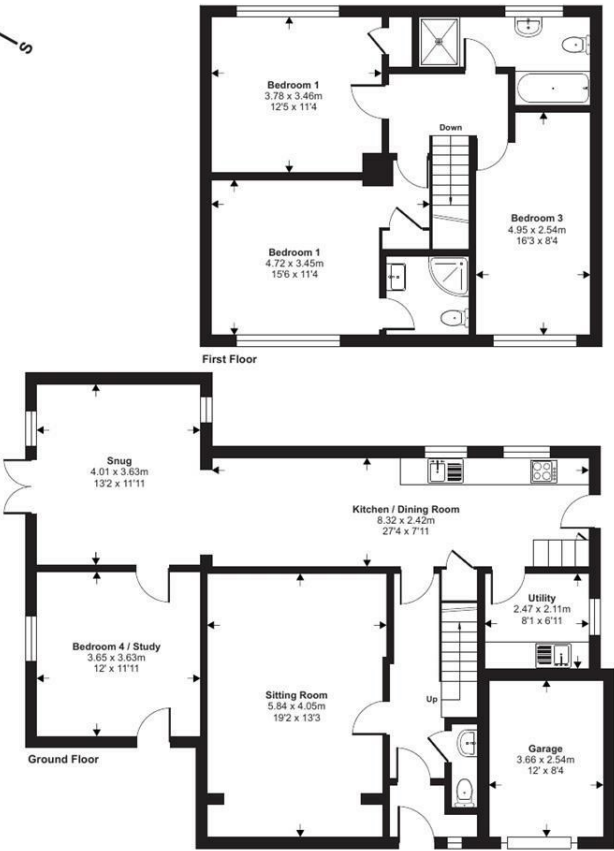
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Approximate Area = 1622 sq ft / 150.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Stags. REF: 1290830