



Halgabron House



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Tintagel, Cornwall, PL34 0BD

Tintagel 1.4 miles - Boscastle 2.7 miles - Launceston 18.3 miles

An impressive and substantial Grade II listed former farmhouse in a delightful coastal setting with sea views.

- No Onward Chain
- 4 Double Bedrooms (1 En Suite)
- 4 Reception Rooms
- Sea Views
- Front and Rear Gardens
- Off Road Parking
- Council Tax Band: D
- Freehold

Offers In Excess Of £599,950

SITUATION

The property is situated in the small coastal hamlet of Halgabron a mile from the beach at Bossiney, St Nectans Glen and Rocky Valley. The historic village of Tintagel is close by and offers 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 amenities associated with a popular self-contained coastal village.

The A39 is 5.1 miles away allowing access to the towns of Bude, Camelford and Launceston, all of which provide a more comprehensive range of shopping and sporting facilities. At Kennards House, Launceston there is access onto the A30 trunk road which links the cathedral cities of Truro and Exeter. The picturesque harbour of Boscastle is approximately 2.7 miles and the majestic Bodmin Moor can be accessed at Davidstow.

DESCRIPTION

Believed to date back to the 16th century and been extensively refurbished throughout, this most impressive former farmhouse offers; 4 bedrooms, 4 reception rooms, gardens, a former bake house and set within easy reach of the North Cornish coast.



ACCOMMODATION

The front door opens into the porch which benefits from impressive stained glass windows. The entrance hall with tiled flooring and stairs to the first floor has useful storage underneath. To the left of the hall the dining room boasts a feature fireplace, slate floor and a bay window with window shutters. The snug offers a charming room to relax in with a gas fire and window with shutters. The sitting room is a delightful size and offers a gas fire set within an impressive fireplace, double doors to the rear garden and stairs to bedroom 2. The kitchen/breakfast room has slate flooring and comprises a range of base units and drawers with granite worktops, twin Belfast sink, integrated dishwasher, space for range style cooker and fridge freezer, and a door to the rear garden, off the kitchen is a utility room with a range of cupboards and space for appliances, Belfast sink, cupboard housing the boiler and water tank. A door leads through to the downstairs bathroom with bath, shower, WC and wash hand basin with heated towel rail. The ground floor is completed by a further generous reception room which is currently being used as a fifth double bedroom. The room enjoys windows and a door to the front garden.

The main staircase rises to a spacious landing with a beautiful stained glass window and an aspect over the front garden. The first floor offers 4 double bedroom and a family bathroom. Bedroom 1 has a feature fireplace and enjoys stunning views of the Cornish coastline with an ensuite shower room with shower, wash hand basin, WC, heated towel rail and window seat. Bedroom 2 is a further impressive double room with vaulted a-frame ceiling, feature fireplace, ensuite WC with wash hand basin and a 2nd staircase down to the sitting room. The further two bedrooms enjoy an aspect over the garden with lovely sea views.

OUTSIDE

To the front of the property is an enclosed front garden which is mainly laid to lawn with a path to the front door and a range of mature flower beds. There is parking for two cars and an electric car charging point. To the rear is a terraced courtyard garden with a stone wall boundary, steps lead up to a patio which enjoys a view over the adjoining countryside. The Old Bake House offers a delightful feature and provides useful outside storage space with a former fireplace and bread oven.

SERVICES

Mains water and electricity. Private drainage via a septic tank. LPG supplying the heating and wood burning stove. Broadband availability: Ultrafast and Standard ADSL, Mobile signal coverage: Voice and Data available (Ofcom). Please note the agents have not inspected or tested these services.

AGENTS NOTE

We understand that the communal areas, including the access and private drainage are maintained by a management company and an annual fee is paid by the owners. We have been advised that in 2023 the annual payment was £450.

VIEWINGS

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

DIRECTIONS

From the A39, Atlantic Highway, follow the signpost for Tintagel/Boscastle continue along this road for approximately 5 miles and turn right at the crossroads signposted Halgabron, as you come into the centre of the Hamlet the property is on your right.

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

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