



2 Veronica Court



Village Centre 0.2 miles – Bodmin 18.9 miles – A30 16.7 miles

A charming terraced property, dating back to the 16th century, presented in excellent order throughout and close to the North Cornish coast

- Close to Local Amenities
- Excellent Decorative Order
- 2 Bedrooms
- Kitchen
- 2 Reception Rooms
- Garden
- Garage and Parking
- Holiday Rental Income

Guide Price £299,000

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

This charming terraced property originally formed part of the stable block for Veronica Court and was converted in 1950 into four terraced properties. In 2008 the property was refurbished to a high standard providing comfortable accommodation. Located on the edge of Tintagel, the property is a short distance from the coastal path, village amenities and legendary King Arthur's castle.

ACCOMMODATION

The accommodation is clearly illustrated on the floorplan overleaf and briefly comprises: entrance to the property via a wooden front door to porch and hallway. The sitting room has a wood burning stove housed in a stone fireplace on a slate hearth and views to the front of the property. The dining room has part of an original stable stall still visible and an exposed stone wall with views to the front.

Two steps lead up to the kitchen which comprises a range of base and eye level

units, stainless steel sink and drainer, electric integrated hob and oven with extractor above, space and plumbing for a washing machine and an integrated dishwasher. There is an area for a breakfast table and a half-glazed door that leads to the rear garden.

From the hallway, stairs rise to the first floor with access to two bedrooms with views to the front and a modern family bathroom comprising a panel enclosed bath with electric shower above, wash hand basin and low flush WC.

OUTSIDE

To the front of the property a slate path leads to the front door with a small lawned front garden. To the rear is a patio area ideal for al fresco dining, the rest of the garden is laid to lawn with a seating area surrounded by mature trees and shrubs. To the rear of the garden is a useful garden shed and a pedestrian gate leading to parking for the property comprising two private parking spaces and access to a single garage.

SERVICES

Mains water, drainage and electricity. Please note the agents have not inspected or tested these services.

VIEWING

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

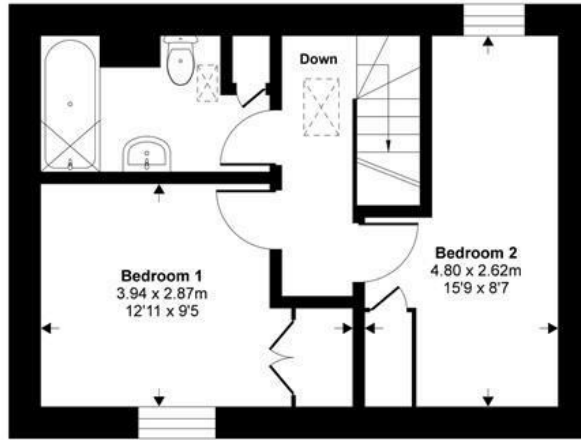
DIRECTIONS

From the centre of the village at the mini roundabout, take the turning into Molesworth Street on the B3263 signposted Camelford/Trebarwith/Treknaw. Continue along Molesworth Street and just after the left hand bend the property will be located on the left-hand side. Access to the private parking is reached from Fosters Lane, turning left into Danmore Close.

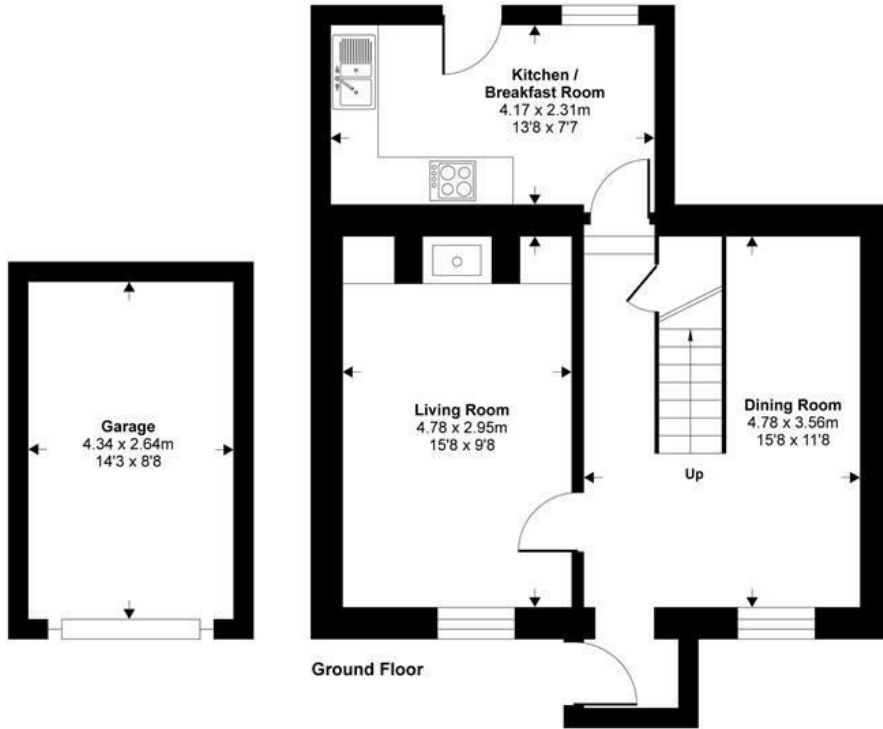


Approximate Area = 946 sq ft / 88 sq m (includes garage)

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2020. Produced for Stags. REF: 653216

These particulars are a guide only and should not be relied upon for any purpose.

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Energy Efficiency Rating		Current	Potential
89-100	A		86
81-88	B		
69-80	C		
55-68	D		
49-54	E	40	
35-48	F		
1-34	G		
Net energy efficient - higher savings costs			
England & Wales		EU Directive 2002/91/EC	

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