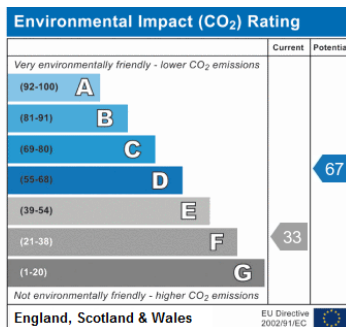
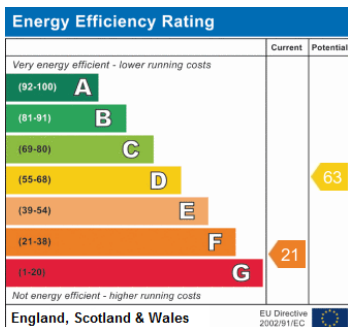




Hendramere Tintagel, PL34 0AY

This large 4-5 bedroom home is set over three floors and has magnificent sea views to the rear and countryside views to the front. All bedrooms are of a good size with high ceilings. The garden is level, with excellent sea views. There is also a large outbuilding which the present owners use as a social space with built-in bar and tables. To the rear of this building is a further room used as a reading space. The property is just a short walk from all amenities within Tintagel and also from the beautiful coastal walks and includes the famous archaeological dig at Tintagel Castle where, legend has it, was the castle of King Arthur and the round table. Just a short drive away is the beautiful hamlet of Trebarwith Strand with its tidal beach and exceptional scenery. A few miles further and you come to other places of interest such as Boscastle, Wadebridge, and Launceston. EPC F



£325,000 Freehold

Hendramere

Tintagel, PL34 0AY

£325,000

Description

Situated on Bossiney Road, Tintagel, stands a large semi-detached building collectively known as 'The Two Sisters'. The property described here is No.1 (Hendramere). This large 4-5 bedroom home is set over three floors and has magnificent sea views to the rear and countryside views to the front. All bedrooms are of a good size with high ceilings. The garden is level, with excellent sea views. There is also a large outbuilding which the present owners use as a social space with built-in bar and tables. To the rear of this building is a further room used as a reading space. The property is just a short walk from all amenities within Tintagel and also from the beautiful coastal walks and includes the famous archaeological dig at Tintagel Castle where, legend has it, was the castle of King Arthur and the round table. Just a short drive away is the beautiful hamlet of Trebarwith Strand with its tidal beach and exceptional scenery. A few miles further and you come to other places of interest such as Boscastle, Wadebridge, and Launceston.

The property in detail

From Bossiney Road there is parking to the front of the property and a gate leads onto a pathway and on to a uPVC glazed front door which opens into a porch which is double glazed to three sides. A further uPVC door opens into

Hallway

Mosaic tiled floor, Central heating radiator, stairs to upper floors, under-stairs cupboard. Doors to all downstairs accommodation including:

Lounge/Diner 26' 0" x 17' 6" (7.92m x 5.33m)

Large window to the front aspect looking onto Bossiney Road. Previously two distinct rooms that have been opened up to create a much larger social area. There are two fireplaces with one having a built in multi fuel burner. In the dining area there is an archway into a small snug/reading area. With open stonework walls, this room is very comfortable and 'homey'.

Kitchen 17' 6" x 15' 9" (5.33m x 4.80m)

uPVC part glazed door and large window to the rear aspect with sea and garden views. Various country style wall and base units with roll top work surfaces. Included in the sale is a 5 ring gas rangemaster cooker with concealed extractor over. To the rear is a Belfast ceramic sink with traditional taps. There is room for all appliances. The gas boiler is mounted to the upper wall.

Bedroom 1 12' 2" x 11' 5" (3.71m x 3.48m)

Large double glazed window to the rear with exceptional sea views. Central heating radiator.

Bedroom 2 12' 0" x 11' 5" (3.65m x 3.48m)

Large uPVC window to the front aspect with views of countryside and the local church. Central heating radiator.

Bedroom 3 9' 6" x 7' 4" (2.89m x 2.23m)

Large window to the rear with even more exceptional sea views. Central heating radiator. Original, painted floorboards.

Bedroom 4 14' 1" x 12' 7" (4.29m x 3.83m)

Small anti-room/storage area leading through to a double room with a dormer window to the front aspect. Presently used as a hobby room but plenty of space to be used as a double or large single room.

Bedroom 5/ Study 7' 5" x 6' 9" (2.26m x 2.06m)

Probably the room with the best view of all with a large window looking out to an almost panoramic sea view! This could be a single bedroom but is presently used as an office. (How they get any work done with that view is a mystery!)

Outside

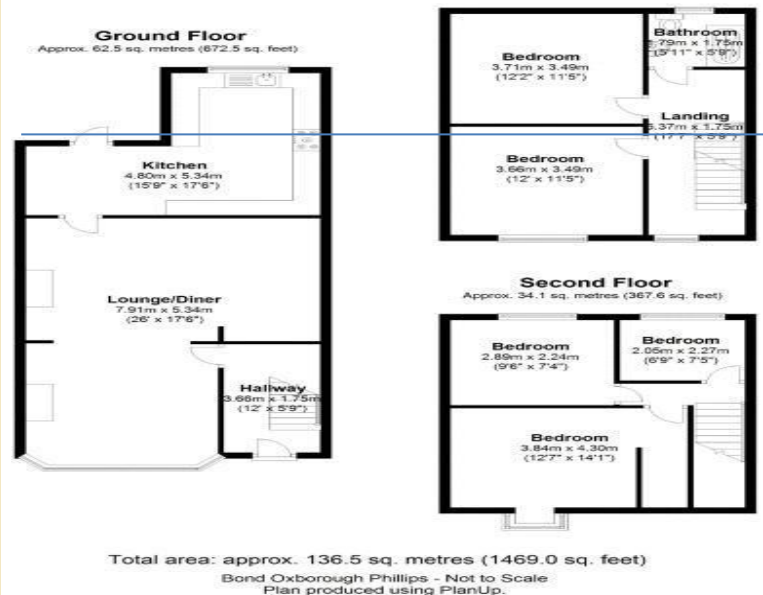
To the front is a small, walled garden with enough room for potted plants and perhaps a small seating area. The rear garden is an ideal size for the property and being slightly elevated, gives a fantastic view of the sea. Mainly laid to lawn with a new fence boundary. In the garden is the outbuilding.

Outbuilding

Partial timber and block built with corrugated roof. This weather proof space is supplied with electricity and water. Used as a social space with built-in bar at the moment but could be used as a workshop, painting studio, or anything else you would like to imagine. There is a smaller room at the end of the building, used as a reading room, but again, could be used as anything you like such as an office etc.

Agents Notes

This house is exceptional value for money. Not only for the 137 square meters of space (not including the outbuilding) but its location is exactly where buyers would want to be. Within walking distance of all the amenities and coastal walks as well as the glorious sea views from the house and from the garden. As an additional incentive, the roof has just been completely overhauled. This house will not be on the market for long so come and view as soon as you can!



MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

