



Treven | Tintagel



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An impressive 4 bedroom character property with Sea Views situated in a small hamlet at the edge of the popular and thriving North Cornwall location of Tintagel. The property features 2 reception rooms, off-road parking for two cars at the front and an enclosed garden at the rear.

The accommodation includes a porch leading into an entrance hallway with Edwardian tessellated tiled flooring and an ornate carved staircase rising to the first floor. There is a living room at the front with a box bay window and open fireplace. A separate dining room with original flagstone slate flooring and an oil fired Rayburn. A door leads into the kitchen with a rear facing window and a door through to the conservatory which has access to the garden.

On the first floor there are 2 bedrooms, one has country views and the other sea views to the rear alongside a wet room. On the second floor there are 2 further dormer bedrooms and again both have a wonderful outlook. There is a driveway at the front with a side door into the conservatory. The rear garden is laid to lawn with a range of plants and has a useful stone outbuilding.

The property is situated in a convenient spot on the edge of Tintagel and within walking distance of many facilities including cafes, shops, GP and Public Houses.



Situation

Treven is a small Cornish hamlet which borders the village of Tintagel offering a strong community feel and beautiful scenery of the surrounding countryside and coastline. The real draw of the location is the rugged North Cornish coast with stunning sandy beaches and close-by Bodmin Moor, presenting fantastic walking/surfing opportunities. The local primary school is a minutes walk away and secondary schools are located in Camelford, Bude and Wadebridge.

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Ground floor

Porch
5'1" x 2'7" (1.55m x 0.80m)

Hallway

Sitting room
10'4" x 14'10" max into bay (3.15m x 4.54m max into bay)

Dining room
14'10" x 11'0" max (4.53m x 3.37m max)
4.53m x narrows to 2.72m x 3.37m max

Kitchen
8'1" x 7'1" (2.48m x 2.18m)

Conservatory
11'10" x 11'5" (3.62m x 3.49m)

First floor

Bedroom
11'1" x 10'1" (3.40m x 3.09m)

Bedroom
11'1" x 10'0" (3.39m x 3.07m)

Wet room
5'11" x 5'4" (1.81m x 1.63m)

Second floor

Bedroom
10'3" x 9'0" max (3.13m x 2.75m max)
3.13m x 2.75m max - sloping ceilings

Bedroom
10'2" x 9'2" max (3.12m x 2.81m max)
3.12m x 2.81m max - sloping ceilings

Services
Mains Electricity, Water and Drainage.
Council Tax Band B
Oil Fired Rayburn
Economy 7 Electric Heating
Open Fire

Agent Note
Open Cell Foam Insulation in the Roof.

Ground Floor



First Floor



Second Floor



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		34	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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