

Building Plot Adjacent Erenikon Park, Bossiney Road

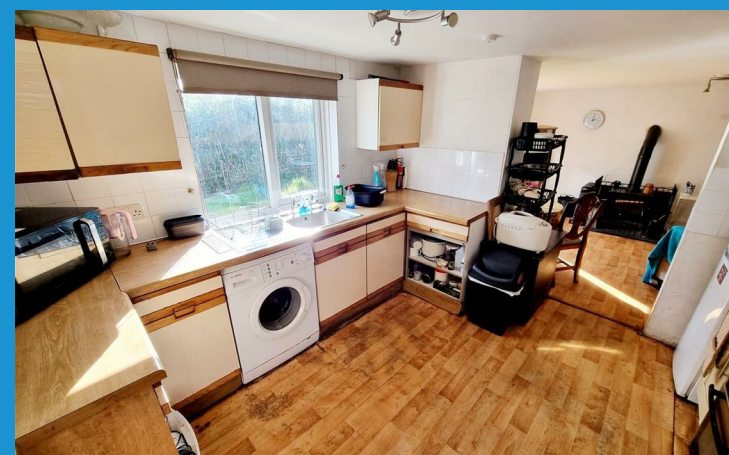
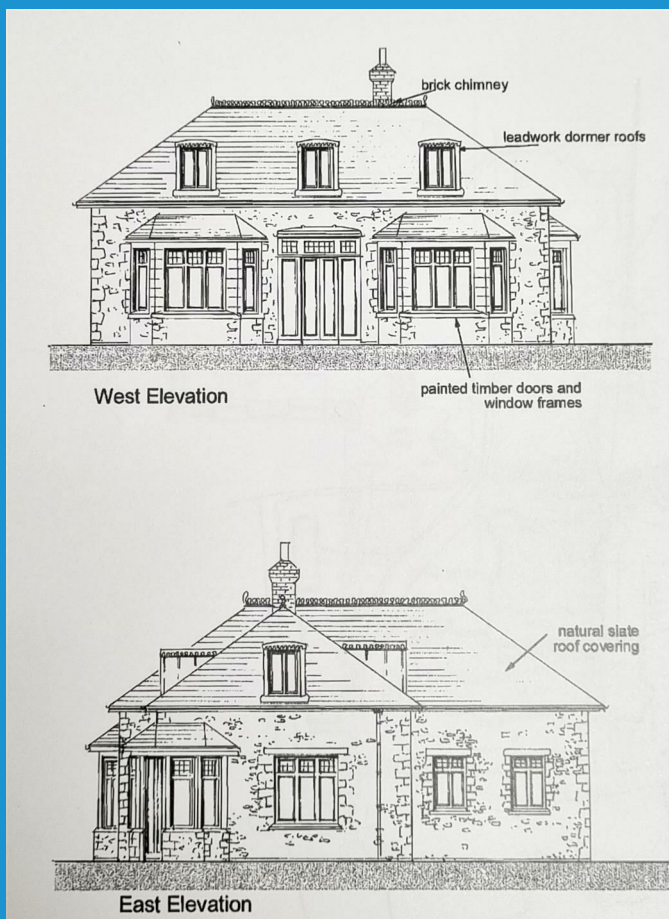
Tintagel | Cornwall



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The plot is to the side of Eirenikon Park a distinctive period home with a lot of charm and character. Our vendor obtained planning permission to build 2 dwellings on the former tennis court belonging to the main house (planning E1/2006/01714) Plot 2 has been completed leaving Plot 1 to be built. The plans are for an attractive detached dormer style home with eye catching features including bay windows, bricks quoins and dormer windows to blend in with Eirenikon House next door. The site currently has a timber framed chalet in situ which requires demolition to make way for the new dwelling. The chalet has 3 bedrooms, 1 bathroom and a kitchen adjoining the reception room. The chalet has been on the site since the 1970's but is now in a state of disrepair.



Situation

Situated in a tucked away position within the pretty coastal village of Tintagel offering a selection of village amenities including a popular public house, primary & infant school, doctors, chemist. Tintagel is also famed for the ruins of King Arthur's castle which is surrounded by stunning seaside views and walks from Rocky Valley to Bossiney Bay. Tintagel is also home to the Natural Trust attraction 'The Old Post Office' and the Trust also own and manage much of the surround coastal walks and beaches. The nearest town is Bude with a further range of local and national amenities, larger beaches and access to the A39 linking Cornwall to North Devon.

Directions

The postcode to the property PL34 OAE. As you approach Bossiney from the A39 passing the Heritage and Craft education Centre, At the T Junction turn left towards Tintagel follow this road into Tintagel when the entrance to the site will be been next to the doctors surgery on your right. Follow this private road rear right passing Eirenikon Park and the building plot will be seen on your right.

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Porch
20'11" x 3'6" (6.40m x 1.07m)

Kitchen
10'7" x 10'4" (3.25m x 3.15m)

Sitting / Dining Room
14'9" x 11'1" (4.50m x 3.39m)

W/C
4'5" x 3'1" (1.35m x 0.96m)

Bathroom
7'7" x 7'1" (2.33m x 2.18m)

Bedroom 1
14'8" x 11'1" (4.49m x 3.39m)

Bedroom 2
10'8" x 7'7" (3.26m x 2.33m)

Bedroom 3
10'8" x 7'7" (3.26m x 2.33m)

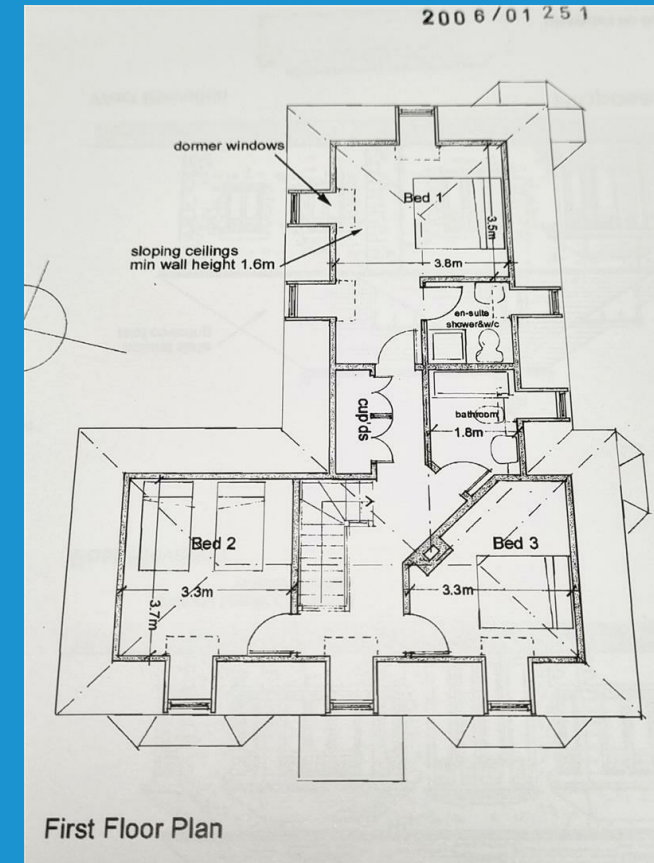
Services
Mains
Council Tax Band

Agents Note

We understand mains water, electric and drainage are to the rear of the chalet in the garden. At present plot 2 takes all their main supply from the services located in Plot 1. A legal agreement will have to be reached by the acting solicitors to ensure Plot 2 is able to create and join their own main supply.

Planning History

Our vendor successfully obtained planning permission subjects to conditions (planning reference number E1/2006/01251) in 2006 for the erection of 2 detached dwelling. Plot 2 has been built leaving plot 1 to be built. Its to our vendors understanding as construction of plot 2 started within the 3 years of the planning permission being granted, this allows the new owner of plot 1 to continue with the project. For further clarification on this point we suggest liaising with a planning consultant.



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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