

Bossiney Road | Tintagel





A rare opportunity to purchase an iconic period property (not listed) close to the North Cornish coastline. Formally run as a residential care home with 11 bedroom's and several bathrooms, the property offers huge development possibilities (subject to planning permission and change of use). The property has character features throughout and sits on a level plot predominantly laid to lawn with huge amounts of off road parking. NO CHAIN.

The property requires modernisation and updating but retains many character features including original sash windows with coloured glass, several bay windows, high ceilings, granite quoins and attractive stone elevations. The property has 2 long hallways with all the accommodation leading off. There is a striking 34ft reception room with 2 feature bay windows and an open fireplace to one side. The layout could be re configured to create adaptable accommodation for a whole variety of purposes (STP) including a family home, Bed and Breakfast or indeed reopened as a care home.

The site is approached over an impressive private lane leading to Eirenikon Park. To one side of the driveway is a large parking area for several vehicles. The property sits centrally within a large level garden mainly laid to lawn with a variety of mature shrubs and trees. Within the grounds are 2 static mobile homes in need of work. The property adjoins open countryside to 2 sides and has a stunning distant view of the sea. Within walking distance of the property is Tintagel village with its range of local amenities plus great access to the nearby North Cornish coastline.

Available by separate negotiation is a detached building plot also owned by our vendors which also offers an additional development opportunity. Further information on the planning permission can be found on the planning portal for Cornwall Council using planning reference number E1/2006/01714.

Mains Electricity, Water and Private Drainage. Oil Fired Central Heating.



- Beautiful coastal home
- Former residential care home offering potential (STP)
- 11 bedroom's and numerous bathrooms/WC's
- Character features including bay windows
- Generous grounds adjoining open countryside
- Ample off road parking
- Potential development opportunity (STP)
- Close to the rugged North Cornish coastline

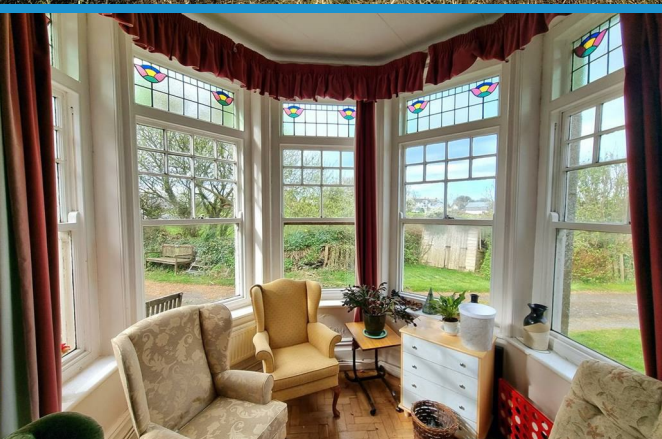
Situation

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 Bossinney 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 0AE. As you approach Bossinney from the A39 passing the Heritage and Craft education Centre, At the T Junction turn left towards Tintagel follow this road into Tintagel where the entrance to the site will be seen next to the doctors surgery on your right. Follow this private road the property will be seen ahead. WhatThreeWords 'fuel.mouth.adventure'





Eireniken

Approximate Gross Internal Area = 385.5 sq m / 4149 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	
(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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01566 706706 • sales@viewproperty.org.uk
www.viewproperty.org.uk

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.