





Melorne
Cornwall
PL32 9TZ

Offers in Excess of £
665,000.00

bettermove

Melorne - Cornwall

Bettermove are proud to present this 5 bedroom detached house, in a rural hamlet near Tintagel

The property benefits from double glazing, and oil heating throughout, with ample off street parking available via a private driveway and detached double garage.

The council tax band is F.

The interior of this impressive detached home comprises a spacious lounge with stone fireplace and wood-burning stove, a light-filled dining room with vaulted roof lantern, a recently refitted kitchen, utility room and two double bedrooms with en-suite facilities on the ground floor. The first floor consists of three further double bedrooms, an additional en-suite and a family shower room, complemented by a bright galleried landing. The exterior boasts approximately 0.5 acres of established private gardens, a generous sandstone terrace, workshop, summerhouse, perfect for enjoying the summer months.

Situated close to the sought after village of Tintagel, on the North Cornwall Coastline, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, schools, and just 2 miles from Trebarwith Strand. Excellent transport connections can be found from Bodmin Parkway train station, local bus routes, and quick access to the A39.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.

BEDROOMS	BATHROOMS	RECEPTIONS	TENURE
5	4	3	Freehold

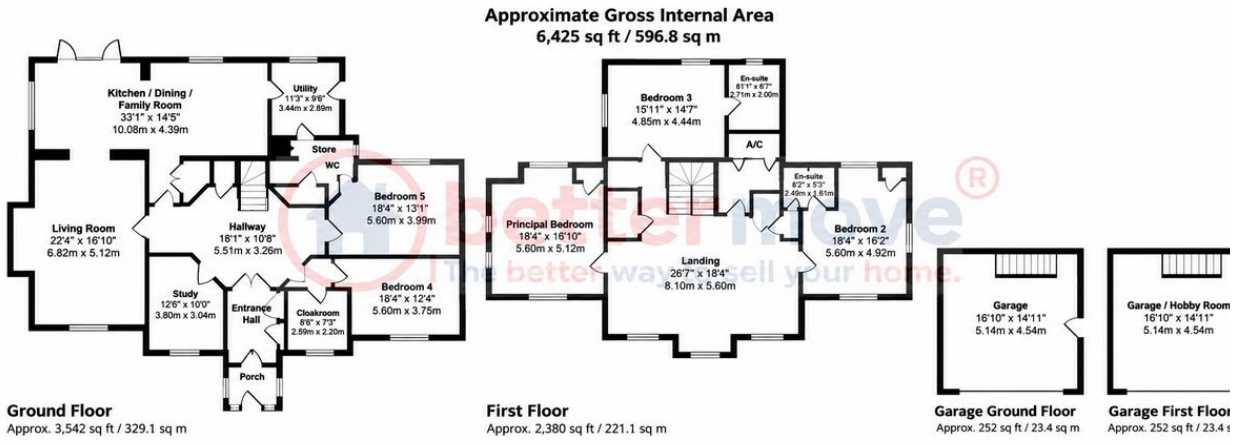








Floor Plan


Approximate Gross Internal Area
6,425 sq ft / 596.8 sq m
Kitchen / Dining / Family Room
33'1" x 14'5"
10.08m x 4.39m
Utility
11'3" x 9'6"
3.44m x 2.89m
Store
WC
Living Room
22'4" x 16'10"
6.82m x 5.12m
Hallway
18'1" x 10'8"
5.51m x 3.26m
Bedroom 5
18'4" x 13'1"
5.60m x 3.99m
Study
12'6" x 10'0"
3.80m x 3.04m
Entrance Hall
Cloakroom
8'6" x 7'3"
2.59m x 2.20m
Bedroom 4
18'4" x 12'4"
5.60m x 3.75m
Porch
Ground Floor
Approx. 3,542 sq ft / 329.1 sq m
Bedroom 3
15'11" x 14'7"
4.85m x 4.44m
En-suite
8'1" x 6'7"
2.71m x 2.00m
A/C
Principal Bedroom
18'4" x 16'10"
5.60m x 5.12m
En-suite
8'2" x 5'3"
2.49m x 1.61m
Bedroom 2
18'4" x 16'2"
5.60m x 4.92m
Landing
26'7" x 18'4"
8.10m x 5.60m
First Floor
Approx. 2,380 sq ft / 221.1 sq m
Garage
16'10" x 14'11"
5.14m x 4.54m
Garage Ground Floor
Approx. 252 sq ft / 23.4 sq m
Garage / Hobby Room
16'10" x 14'11"
5.14m x 4.54m
Garage First Floor
Approx. 252 sq ft / 23.4 sq m







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