KIVELLS

Westcote House

Bossiney, Tintagel, Cornwall, PL34 0AX





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Offers in the region of: £475,000

Stunning 180° sea views

Large three double bedroom detached coastal residence

Adjoining studio Annexe and double garage

Large level and private rear garden

Ample parking on private driveway

Level walk to village amenities

EPC - D



Situation

Bossiney

The property sits at the heart of the coastal village of Bossiney, just east of Tintagel. Within Bossiney and within easy walking distance is Bossiney beach. Nearby Tintagel provides a number of attractions including Tintagel Castle with the stunning new footbridge to provide access. In Tintagel is a range of social, commercial and shopping facilities including popular public houses, primary school, doctor surgery, visitor centre and a range of shops.

Nearby Camelford provides an excellent golf course and the property is equidistant between the town's of Launceston, Bude and Wadebridge all providing more extensive range of facilities.

All around Tintagel are beauty spots and areas of outstanding natural beauty. To the west are Trebarwith and Tregardock beaches, to the east Boscastle, High Cliff, Strangles and Crackington Haven beaches. Inland is the rugged beauty of the wide open spaces of Bodmin Moor ideal for walking and riding and rising up to nearby Roughtor and Brown Willy Tors. Further afield to the west is the renowned surfing, sailing and water sports tourist location surrounding the Camel Estuary including Padstow, Polzeath and Rock. To the east is the secretive Tamar Valley steeped in 18th Century mining history, renowned for Salmon fishing and emptying into Plymouth Sound with all its yachting activities.





Description

This substantial detached coastal residence offers well-proportioned and versatile accommodation designed to showcase its sweeping 180-degree sea views. The main house features three generous double bedrooms, each arranged to maximise natural light and the outstanding coastal outlook. An adjoining studio annex provides excellent flexibility for multi-generational living, guest accommodation or a dedicated workspace, while the double garage adds valuable storage and practical convenience.

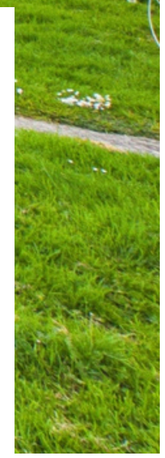
The property benefits from ample built-in storage and a private driveway with parking for five or more vehicles, together with side access to the rear garden. Its peaceful coastal position is complemented by a level walk to the village centre and its amenities, offering both tranquillity and a strong sense of community.

The grounds are both expansive and private, creating an exceptional setting for outdoor living and relaxation. The large front driveway provides generous parking and access to the rear garden, which is enclosed by a traditional Cornish stone wall. The garden is predominantly laid to lawn and interspersed with established perennials and mature shrubs, offering a colourful yet low-maintenance landscape. A former allotment area at the far end has been incorporated into the main garden, providing further scope for cultivation or recreation. All outdoor spaces are orientated towards the sea, ensuring the panoramic views can be enjoyed from every aspect.

The double garage is equipped with power and lighting, featuring one manual up and over door and one electric door with remote control. Overall, this impressive coastal home combines privacy, practicality and uninterrupted sea views, offering generous accommodation, flexible living options and beautifully maintained grounds within easy reach of village amenities.







Accommodation

The Room Guide

LARGE ENTRANCE RECEPTION ROOM:

uPVC double glazed entrance door with flag windows either side the full length with leaded stained feature leads into:- Sliding uPVC double glazed door to the rear with sea views and views of the garden. Fully carpeted throughout. Office area with further uPVC double glazed window to the rear. Central heating radiator, wall lighting, under stair storage cupboard and door to:-

BEDROOM TWO:

Large uPVC double glazed picture window overlooking the rear garden and with sea views. Central heating radiator, space for bedroom furniture, pendant ceiling light, fitted carpet, connecting door to annex and door to:-

EN-SUITE:

uPVC double glazed window to the front aspect with obscure glass. Panel enclosed bath with electric Triton shower over and tiled splash backing to full height, pedestal wash hand basin and close coupled W.C. Electric shaver point and ceramic tiled floor. Large storage cupboard with slatted shelving and central heating radiator.

UTILITY ROOM:

uPVC half double glazed door to the front and uPVC double glazed window to the rear. Ceramic tiled floor, electric meter and roll top work surface with inset dual circular sink and drainer unit, space and plumbing for washing machine under, space for fridge freezer and tiled splash backing to half height. Directional spotlighting, electric consumer units and extractor fan. Stairs rise to the first floor comprising:-

LOUNGE:

A large uPVC double glazed picture window to the rear garden with 180° panoramic sea views and views up the north coast towards Hartland and further west past the Tintagel Castle Hotel. Beneath is a central heating skirting heater, exposed feature wall with stone niche display shelving, fully fitted carpet, T.V. points and further central heating radiator. Two steps up lead to:-







Accommodation

The Room Guide

DINING ROOM:

uPVC double glazed window to the front with radiator beneath. Pendant ceiling light, fitted carpet, space for dining furniture and half glazed doors leading into:-

KITCHEN:

uPVC double glazed window to the side with far reaching views of the coast and headland. Roll top work surface having inset one and a half bowl sink with mixer tap over, matching wall and base units, built-in under counter fridge and integrated oven with hob above, integrated dishwasher, stone effect vinyl flooring and directional spotlighting. A door from the dining area leads to:-

INTERNAL HALL:

Pendant ceiling light, loft access, central heating radiator and doors to all principal rooms. Airing cupboard housing the pressurised hot water cylinder with slatted shelves to the side.

BATHROOM:

uPVC double glazed window to the front with obscure glass. Panel enclosed bath with mixer shower over and tiled splash backing floor to ceiling, close coupled W.C. and vanity unit with integrated sink and mixer tap over. Electric shaver point, central heating towel rail and ceiling light.

BEDROOM THREE:

Further double bedroom with uPVC double glazed window to the rear with far reaching sea views and central heating radiator beneath. Space for bedroom furniture and pendant ceiling light.







Accommodation

The Room Guide

BEDROOM ONE:

Spanning the width of the property with uPVC double glazed window to the rear again with far reaching sea views past the Tintagel Castle Hotel. Central heating radiator, space for bedroom furniture, T.V. point and pendant ceiling light. Office area with obscure glass double glazed window to the front and electric panel heater beside, could also be used as a dressing area. Door to:-

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EN-SUITE:

Close coupled W.C., pedestal hand wash basin with tiled splash backing floor to ceiling and shower enclosure with curved shower doors and electric Triton shower over. Ceramic tiled floor, central ceiling light and central heating radiator.

ANNEXE:

ENTRANCE HALL:
uPVC double glazed front door with stained glass and leaded vine motif. ceramic tiled floor, connecting door into the main house, pendant ceiling light, location of electric consumer units, central heating radiator and door to:-

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BEDROOM:

uPVC double glazed windows to the rear aspect with sea views. Central heating radiator, fitted carpet and door to:-

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KITCHEN:

uPVC double glazed window to the rear. Matching wall and base units with roll top work surface having inset stainless steel sink with hot and cold water feeds over, space and plumbing for washing machine, inset electric hob with integrated oven beneath and extractor hood over. Tiled splash backing. Pendant ceiling light, slate effect tiled floor.







Accommodation

BATHROOM:

Double glazed window with obscure glass to the front. Panel enclosed bath with electric Triton shower over with glass screen, pedestal hand wash basin and close coupled W.C. Tiled splash backing to full height and ceramic tiled floor. Central heating radiator, ceiling light and extractor fan.

Outside

Adjoining the side of the property is a:-

DOUBLE GARAGE
Power and electric. One manual up and over door and one electric up and over door with remote control.

There is parking to the front of the property for five or more vehicles in addition to access down the side of the property to the expansive rear lawn. The rear lawn is surrounded with a Cornish stone wall boundary with an abundance of well established perennials and shrubs.

At the rear of the garden is a previous allotment which has since been laid to lawn. The entire garden is an excellent space to the size of the property and all faces towards the sea.

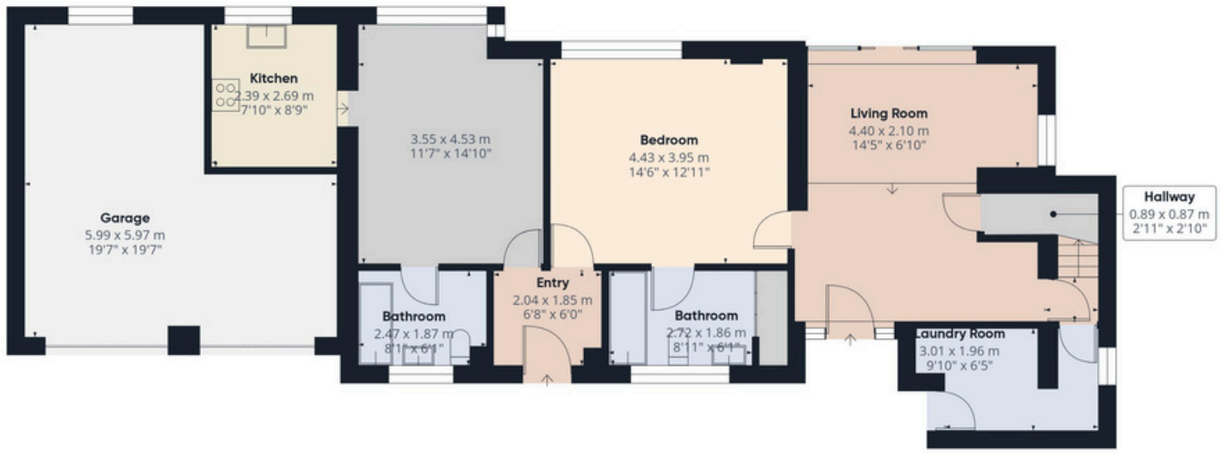




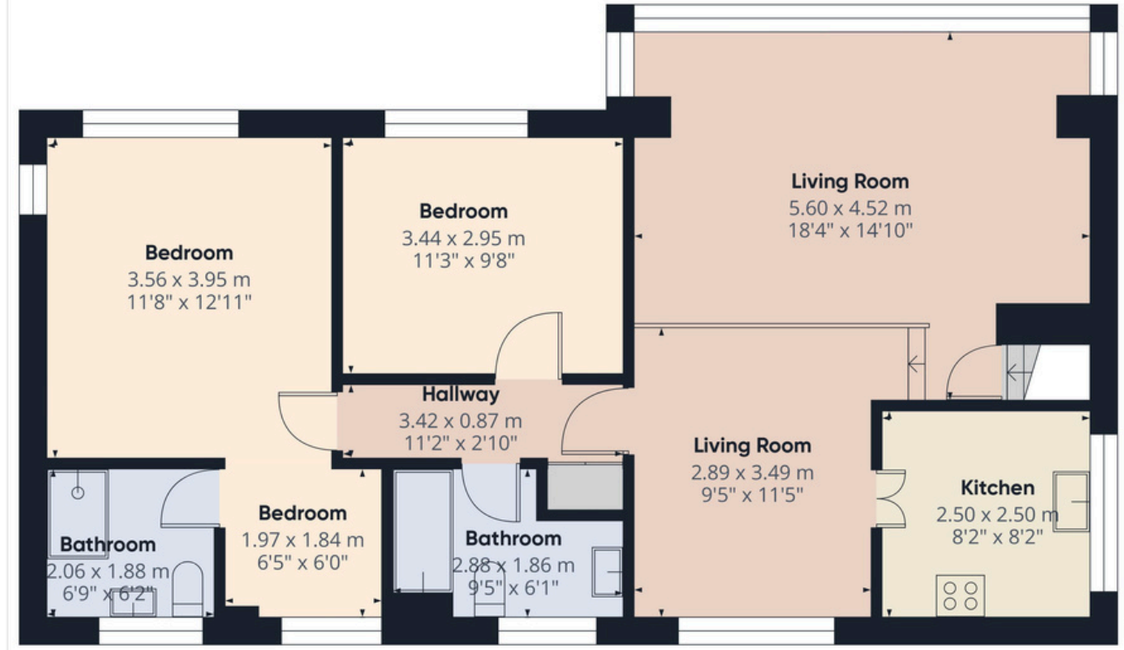
Floor Plan

See The Layout

Ground Floor



First Floor



Additional Information

Useful Property Information

SERVICES:

Mains Water | Mains Electric | Mains Drainage | Oil fired central heating

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VIEWINGS:

Strictly by appointment only. Please call 01566 777 777 or email launceston@kivells.com to book your viewing.

Virtual Tour available on request.

DIRECTIONS:

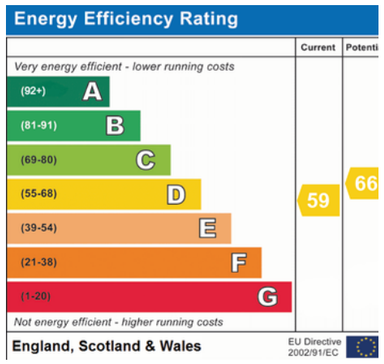
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