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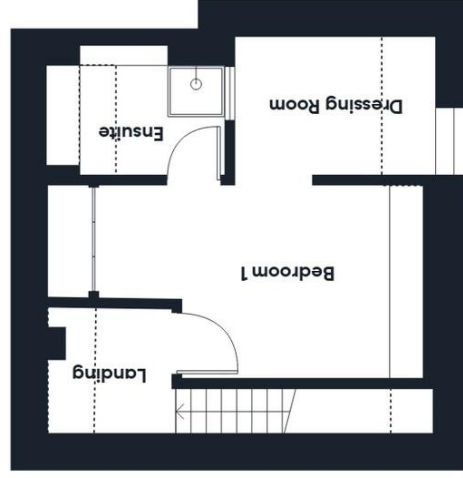
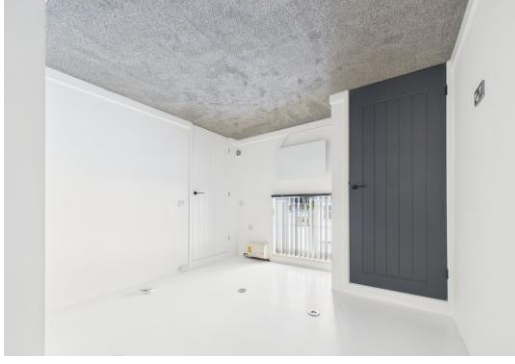
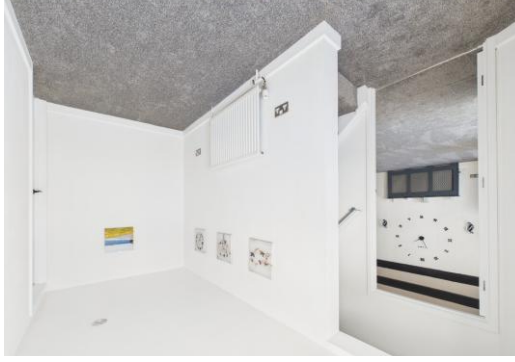
Energy Efficiency Rating	
Potential	Current
A (92+)	A (92+)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)

Very energy efficient - lower running costs  
 Not energy efficient - higher running costs

EU Directive 2002/91/EC  
 England & Wales  
 www.epca.gov.uk

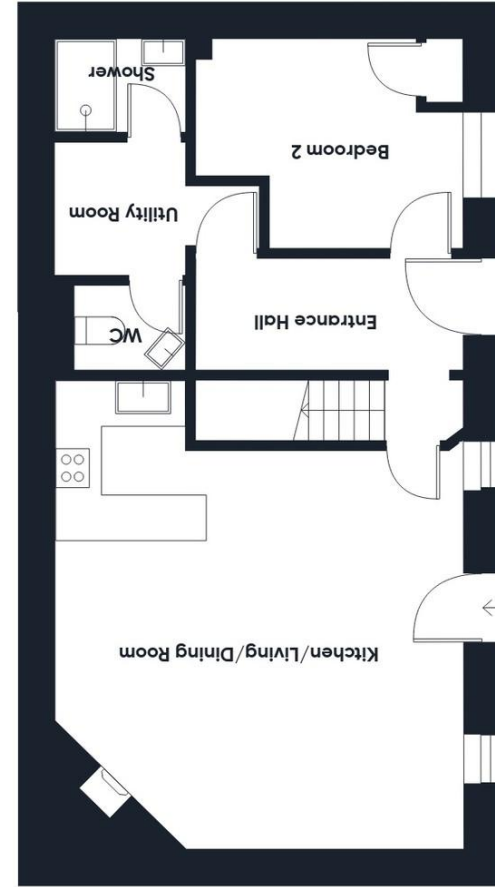
DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the information shown in photographs are NOT included unless specifically mentioned in the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide.



Approximate total area<sup>(n)</sup>  
 828 ft<sup>2</sup>  
 77.1 m<sup>2</sup>

Reduced bedroom  
 32 ft<sup>2</sup>  
 3 m<sup>2</sup>



*The Property Professionals...*



## 1 Kays Mews, Fore Street

Tintagel, Cornwall, PL34 0EE

Price £250,000

- Terrace cottage located in a secure gated development
- Located in the centre of the picturesque coastal village of Tintagel
- Impressive double height vaulted open plan kitchen/living/dining room
- Principal bedroom with dressing room/ensuite. Ground floor bedroom and shower room
- Small gravel seating area to the front and parking area



*The property professionals*

# 1 Kays Mews, Fore Street

Tintagel, Cornwall, PL34 0EE

Price £250,000

Tucked away within an exclusive gated development in the heart of the charming coastal village of Tintagel, 1 Kays Mews offers a wonderful blend of comfort, character, and convenience. Just a short stroll from the dramatic coastal footpath and the village's shops, cafés, and amenities,

Inside, the property offers a beautifully designed open-plan kitchen, living, and dining space with a striking double-height vaulted ceiling, a characterful stone fireplace with a wood-burning stove provides a cosy focal point. The ground floor also features a bedroom, a stylish shower room, a utility area, and a convenient cloakroom.

Upstairs, the principal suite offers a spacious double bedroom, a dressing room, and an ensuite shower room.

Outside, a charming Cornish stone wall frames a low-maintenance gravel seating area perfect for relaxing with a morning coffee or evening drink, alongside a dedicated parking space.

## ENTRANCE HALL

Entering via a UPVC obscure stable style door to the entrance hall with staircase ascending to the first floor, inset lighting and radiator. Doors serve the following rooms:-

## OPEN PLAN KITCHEN LIVING DINING ROOM

**20'6 max' 17'8 min" x 18' 6" (6.53m x 5.64m)** UPVC obscure double glazed door and twin UPVC double glazed windows to the front elevation. An impressive open plan kitchen living dining room with vaulted ceilings with exposed wooden 'A' frames and purlins. Feature stone fireplace with matching chimney breast, slate hearth with wood burner and two radiators.

The kitchen is finished with a matching range of wall and base units with fitted work surface with matching upstand, inset stainless steel sink and drainer with mixer tap, inset electric hob, integrated electric double oven, integrated fridge and pop up socket.

## UTILITY ROOM

**6' 1" x 5' 11" (1.85m x 1.8m)** Inset lighting, fitted work surface with space and plumbing for dishwasher, space and plumbing for washing machine, fitted wall units and light grey wood effect laminate flooring. Door to:-

## SHOWER ROOM

**6' 1" x 4' 6" (1.85m x 1.37m)** Inset lighting, double shower with fixed glass screen, mains fed soak head shower with separate hand

attachment, pedestal wash hand basin, attractive wall tiling, chrome wall mounted electric heated towel rail and light grey wood effect laminate flooring.

## CLOAKROOM

**5' 5" x 3' 9" (1.65m x 1.14m)** Inset lighting, corner wall mounted wash hand basin, WC, radiator and tiled flooring.

## BEDROOM ONE

**13'2 max' 9'6 min" x 8' 11" (4.19m x 2.72m)** Velux window to the front elevation, double bedroom with twin built in cupboards and leading to:-

## DRESSING ROOM

**9' 1" x 5' 11" (2.77m x 1.8m)** Low level UPVC double glazed window and radiator.

## ENSUITE

**6' 6" x 5' 5" (1.98m x 1.65m)** Shower enclosure with mains fed soak head shower with separate hand attachment, vanity unit with inset basin, push button low flush WC, attractive tiled walls and heated towel rail.

## BEDROOM TWO

**11'9 max' 8'8 min" x 8' 11" (3.56m x 2.72m)** A bright and spacious ground floor double bedroom with a UPVC double glazed window to the front elevation with slate windowsill, inset lighting, wall mounted consumer unit, wall mounted electric heater and cupboard housing the Viessmann LPG gas fired boiler.



## OUTSIDE

To the front of the property there is a low Cornish stone wall with a small gravel seating area. The property has the right to park one vehicle in the gravelled car park.

## COUNCIL TAX

TBC

## SERVICES

Mains electricity, water and drainage. LPG central heating.

## TENURE

Remainder of a 999 year lease commenced 1st January 2003. Ground rent £250.00 per annum. Service charge £682.00

**FREE SALES & LETTINGS MARKET APPRAISAL**

*Award winning*



## Directions

From our offices in Bude, head south on the A39 signposted towards Wadebridge. Continue on the A39 passing through Wainhouse Corner and take the first righthand turning to Boscastle. Follow the road all the way down into the centre of Boscastle, passing the entrance to the harbour and then ascend out of the village on New Road and remain on this road until reaching Tintagel. Upon reaching the roundabout go straight across and almost immediately turn right where you will see the gates to Kay's Mews in front of you. Next to the Pharmacy

