



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Molesworth Street, Tintagel | Guide Price £330,000  
Call us today on 01736 800919





### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Hunters Estate Agents are delighted to have been chosen as the sole selling agent, for this superb three-bedroom home, located within moments of Tintagel's village centre. Location really is everything in property, and this one benefits hugely from having all the shops, eateries, and amenities just around the corner. With a garage, off street parking, and gardens, this home really does seem to tick every box. Viewing highly recommended.

### The Property

Step through the front door and you're welcomed straight into the heart of the home — and without doubt, our favourite space — the open-plan kitchen/diner.

Designed with both style and practicality in mind, the kitchen is fitted with a range of sleek high-gloss cabinets, complemented by generous work surfaces that offer ample storage and food preparation space. At its centre sits a statement island with breakfast bar — the true hub of family life, perfect for morning coffees, homework sessions or evening catch-ups. There's also a built-in dish washer neatly incorporated into the design.

A striking double-sided fireplace with a cosy multi-fuel burner forms a beautiful focal point, adding warmth and character while seamlessly connecting the living spaces.

The ground floor also benefits from a handy pantry area, a separate utility room complete with WC, and an understairs storage cupboard for those everyday essentials.

Patio doors lead from the kitchen into the conservatory — a lovely spot for relaxed summer

dining while overlooking the garden.

Also on the ground floor is a light and spacious dual-aspect living room, again enjoying the charm and warmth of the double-sided multi-fuel burner fireplace.

Now, let's head upstairs...

Upstairs, you'll find three well-proportioned bedrooms, offering comfortable accommodation.

The principal bedroom is particularly impressive — dual aspect and spanning the full width of the house, it's a wonderfully bright and airy retreat with plenty of space to unwind.

Completing the first floor is a bathroom and a separate WC, adding everyday practicality for busy households.

### Outside

Externally, the property continues to impress. There is an attached garage complete with power and lighting — ideal for secure parking, additional storage or even a workshop space — along with ample driveway parking to the front.

To the rear, the enclosed garden has been thoughtfully arranged for both relaxation and entertaining. A raised decking area provides the

perfect setting for summer evenings, while the patio offers space for outdoor dining. Raised planters add structure and greenery, creating a low-maintenance yet inviting outdoor space to enjoy throughout the seasons.

### Useful Information

Freehold

EPC: E51 (potential C70)

Construction: Block

Parking: Driveway to the front and garage

Heating: Electric

Services: Mains electricity, water, and drainage

Broadband: Ofcom suggests superfast broadband with download speeds upto 80 Mbps may be available at this address

Mobile Signal: Ofcom suggests - EE, 02, Three, Vodafone = good outdoor

Local Authority: Cornwall Council

Council Tax Band: C





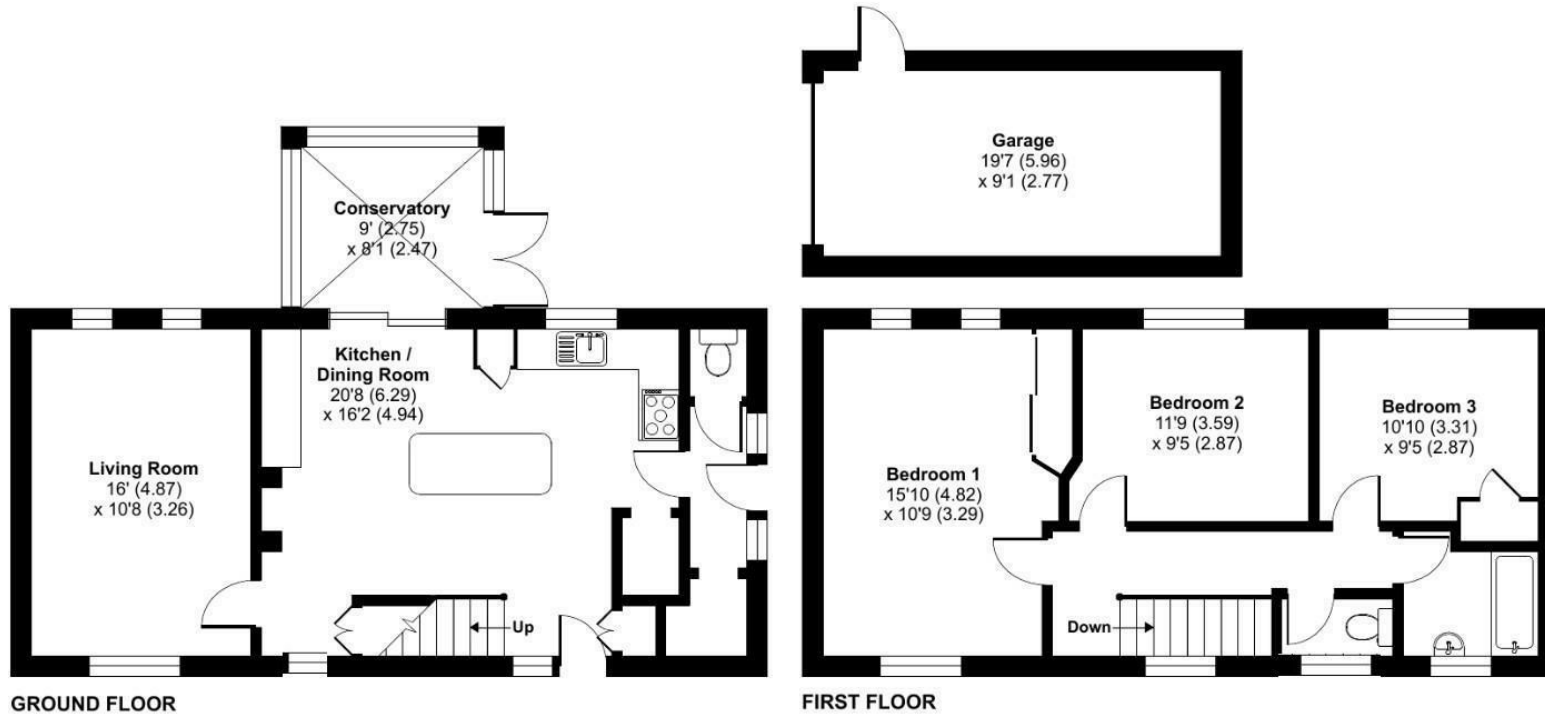
# Treolden, Molesworth Street, Tintagel, PL34

Approximate Area = 1223 sq ft / 113.6 sq m

Garage = 180 sq ft / 16.7 sq m

Total = 1403 sq ft / 130.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Hunters. REF: 1409946

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC	70	England & Wales
		51	EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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