



The Forge



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Bossiney, Tintagel, Cornwall, PL34 0AY

Tintagel 0.7 miles - Boscastle 2.9 miles - Camelford 5.7 miles

Charming single-storey cottage in a coastal position, offering spacious living, outdoor space, and within walking distance to Tintagel.

- Popular Coastal Location
- No Onward Chain
- 2 Bedrooms
- Parking
- Spacious Living Space
- Garden
- Council Tax Band: D
- Freehold

## Guide Price £285,000

This charming single-storey cottage is nestled in the coastal hamlet of Bossiney, just outside the historic village of Tintagel in an Area of Outstanding Natural Beauty on Cornwall's rugged north coast. Tintagel village offers shops, cafés, pubs, and access to dramatic coastal walks. Nearby towns such as Boscastle (2.9 Miles), Camelford (5.7 Miles), and Wadebridge (16.2 Miles) are within easy reach.

The accommodation is set across varying levels and includes two double bedrooms, an entrance space with a step up into a spacious living room room with feature fireplace, dining room with an oil fired Rayburn which leads into the kitchen which offers a range of units, sink, and space for appliances with views out onto the garden. The accommodation is completed by a family bathroom from the hallway with a WC, wash hand basin and bath with overhead shower. The property is of stone and mixed construction, with upvc and wooden windows all being double glazed.

The cottage enjoys a private and enclosed garden with mature planting, seating area, and is mostly laid to lawn. A driveway provides ample off-road parking.

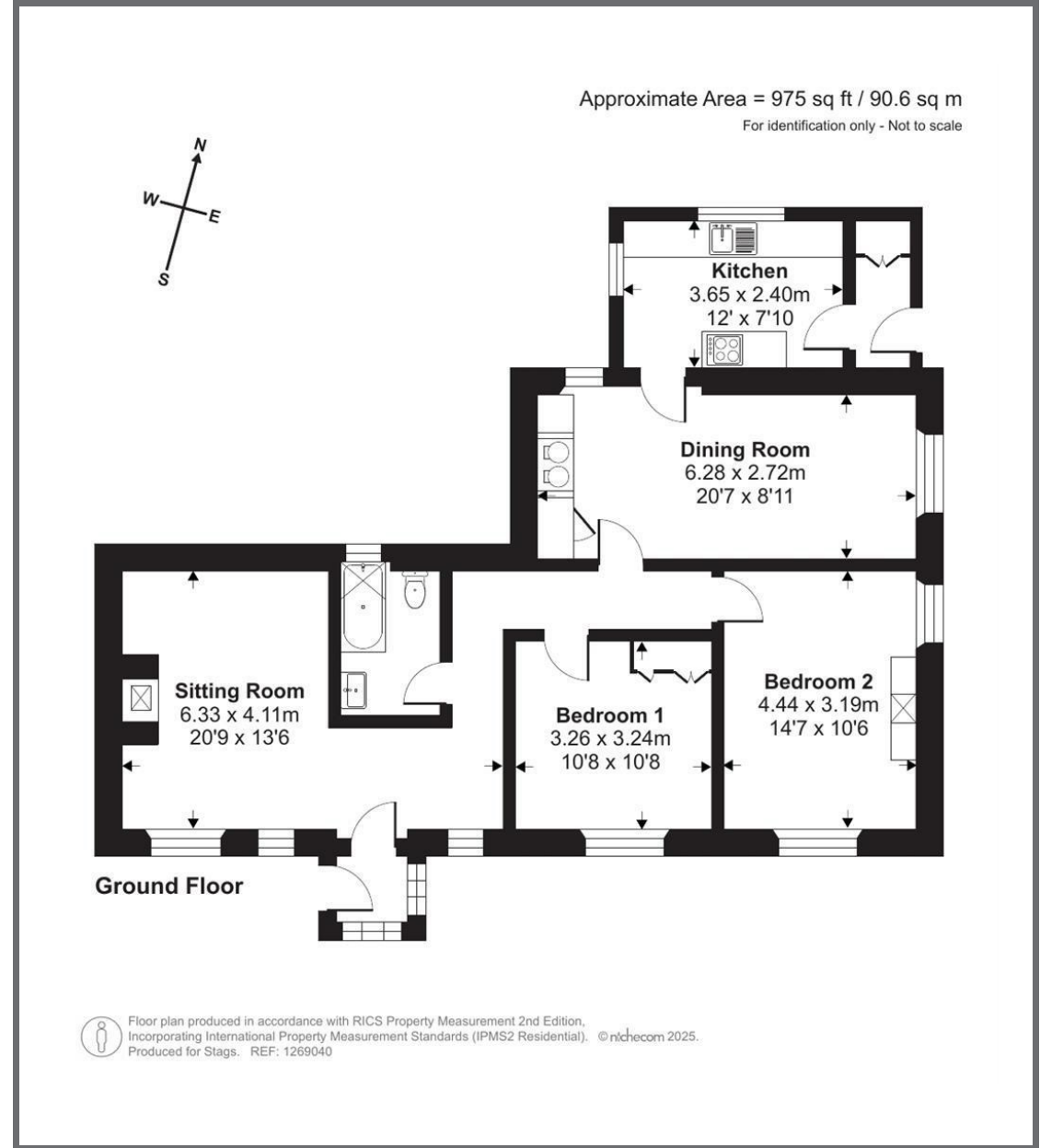
Services: Mains electricity. Mains water and drainage. Worcester LPG Condensing combi boiler for central heating. Broadband availability: Standard ADSL, Mobile signal: Voice and Data available (Ofcom). Please note the agents have not inspected or tested these services.

Directions: [What3words.com](https://www.what3words.com) - [///jammy.desktop.founding](https://jammy.desktop.founding)





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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