



**HUNTERS®**  
HERE TO GET *you* THERE

Molesworth Street, Tintagel | Guide Price £325,000  
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.

## \*\*\* OPEN HOUSE EVENT: Saturday 25th April, 10-11am \*\*\*

Hunters Estate Agents are delighted to have been chosen as the sole selling agent, for this beautifully presented three-bedroom detached bungalow. At the risk of sounding like a certain popular TV show, buying property is all about location, location, location. And locations, don't get much better than this one. Tintagel is one of our favourite places in all of Cornwall! Our listing is tucked away within moments of the vibrant cafes, restaurants, and boutique shops of Fore Street. And you're less than a mile from the dramatic, cliffside spectacle of Tintagel Castle. The property is currently utilised as a successful holiday let, however we feel the property could also make a simply fabulous family home, or perhaps even a Cornish bolthole. Buyers often state on their property wish list that they want to have a garage, off-street parking, gardens, and a home that is beautifully decorated. Luckily for this property, it ticks every single one of those boxes. With no onward chain, we anticipate this property being well received by the market.

### The Property

As you approach the property along Molesworth Street, it makes a splendid first impression. This property boasts two charming bay windows, each crowned by gabled-style roofs, adding a sense of depth and architectural interest. The exterior render is detailed with modern interpretations of Tudor-style elements, giving the home a unique, stylish appeal. The front driveway provides valuable parking and leads directly to the garage, while the front garden features a variety of mature plants and shrubs, adding both charm and privacy to the home's exterior.

The entrance vestibule offers a practical space for storing shoes and coats, leading seamlessly into a character-filled hallway. Here, you'll find beautiful period features, including intricate Victorian-style mosaic tile flooring and picture rails that add charm and personality. Step into the light and airy sitting room, an ideal spot for relaxing with family and friends. Sunlight streams in through the large bay window, which offers the perfect spot for a Christmas tree during the festive season – bay windows were practically made for them!

The three well-presented bedrooms are generously sized, with the primary bedroom featuring another beautiful bay window, and the second bedroom offering direct access to the rear garden through a stable style door. Fun fact: the average person spends approximately 1.5 years of their life in the bathroom, so it's important for it to feel like a luxurious retreat. This bathroom certainly delivers, having been completely remodelled to an exceptionally high standard. It boasts a stunning freestanding bath for indulgent soaks, a walk-in shower cubicle, and a vanity unit with a built-in sink offering practical storage.

The kitchen-diner is truly the heart of this home, providing ample space to cook, dine, and entertain in style. With high-quality cabinetry, complementary work surfaces, a breakfast bar, and even a Rayburn (not currently connected), this kitchen is sure to make your friends envious. Off the kitchen, you'll find a practical utility room with extra storage and plumbing for a washing machine. Additionally, a fabulous sunroom opens out to the rear garden, which in turn leads to a separate cloakroom—which in conjunction with the family bathroom will hopefully ensure there's no more queuing for the bathroom during busy mornings!

### The Outside

As previously mentioned, the property benefits from a garden, driveway parking, and a garage, at the front. The garden continues to wrap around the home, with the main areas being to the side and rear predominantly laid to lawn, providing a lovely outdoor space. These areas are enclosed and offer a good degree of privacy, so this garden is ideal for families with children or pets. Additionally, there is a small outbuilding that could serve as extra storage or even perhaps be repurposed to suit your needs, subject to any necessary planning or consents.

### Useful Information

No onward chain  
Mains electricity, water, and drainage  
Oil fired central heating  
Rayburn not currently connected  
Currently registered for business rates, previously council tax band 'C'  
EPC Rating 43 E (valid until 8 September 2034)  
Not marked as being in a conservation area on Cornwall

### Council Interactive Mapping

According to Ofcom broadband checker speeds of up to 80 Mbps may be available.

According to Ofcom mobile checker, when indoors EE, 02, and Vodafone likely have limited signal, whilst outdoors EE, Three, 02, and Vodafone likely have voice and data coverage.

Construction: Original bungalow appears to have had multiple extensions

AGENTS NOTE: 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.

Have a local property to sell or let?

If you are looking to sell or let a property in the local area, please get in touch! We'll be more than happy to pop out and see you, for a free, no-obligation valuation :)











## Pound Rocks, Molesworth Street, Tintagel, PL34

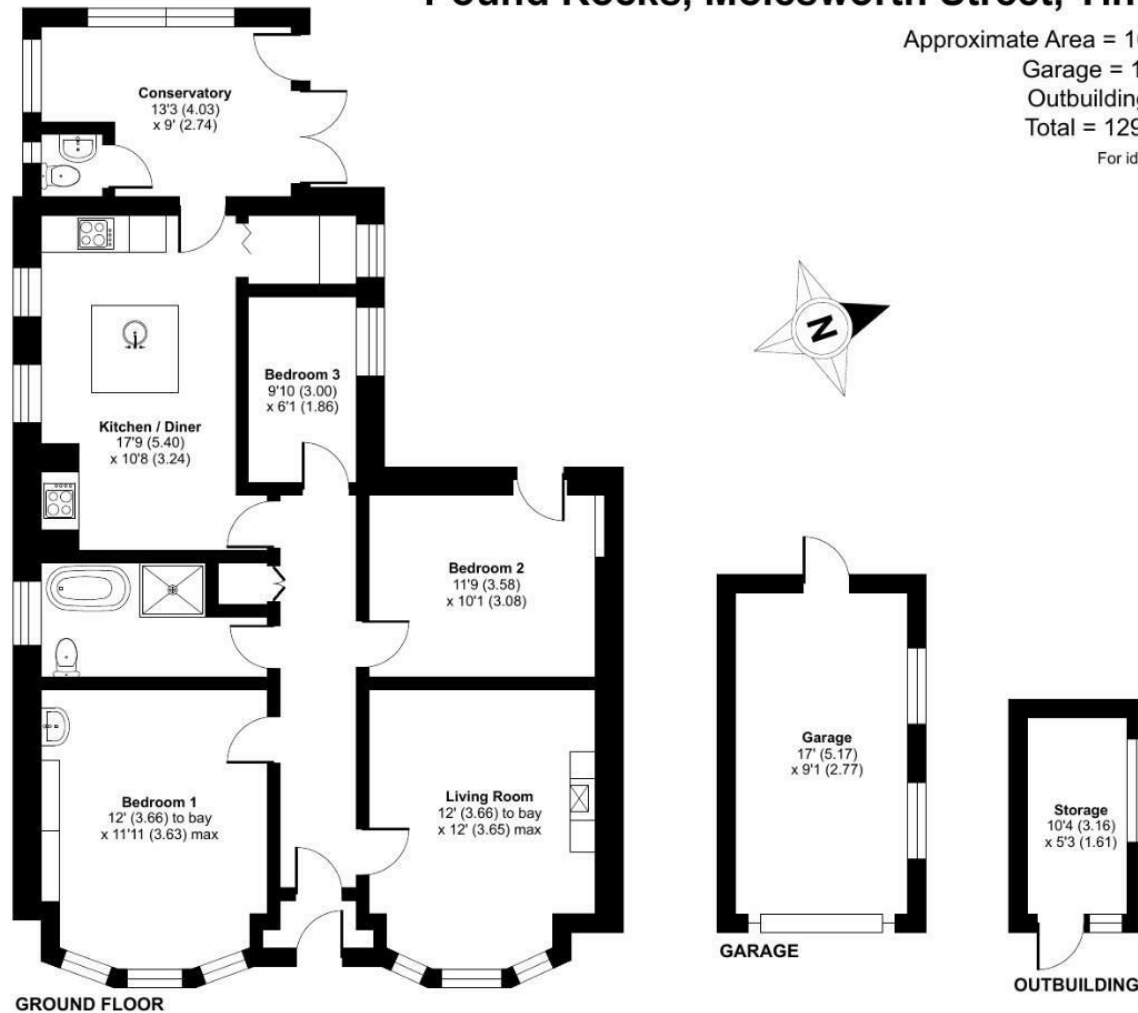
Approximate Area = 1088 sq ft / 101 sq m

Garage = 154 sq ft / 14.3 sq m

Outbuilding = 54 sq ft / 5 sq m

Total = 1296 sq ft / 120.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hendy Realty Ltd T/A Hunters. REF: 1180747

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