

KIVELLS

Cobwebs
Tintagel, Cornwall



Cobwebs

Fosters Lane, Tintagel, PL34 0BU

Offers in excess of: £400,000

Detached, three bedroom bungalow

Enjoying far-reaching countryside view

Private, established gardens with ample parking

Generous and versatile accommodation

Sought-after, edge of village location

Excellent potential to modernise and add value

No onward chain and EPC Rating - E



Situation

Tintagel

The property is situated along Fosters Lane, on the outskirts of the popular coastal village of Tintagel, enjoying a peaceful semi-rural setting with attractive views across the surrounding countryside.

Tintagel is a well-known North Cornish village offering a useful range of everyday amenities including shops, cafés, restaurants, public houses, primary schooling and a number of independent businesses. The village is internationally renowned for Tintagel Castle and its dramatic coastal scenery, with access to the South West Coast Path and numerous walks along the rugged coastline.

The nearby villages of Boscastle and Camelford provide a further range of amenities, while the popular coastal towns of Bude and Wadebridge are both accessible by road and offer a broader selection of shopping, leisure and educational facilities.

The A39 Atlantic Highway provides access along the North Cornwall and North Devon coast, while the A30 can be reached via Camelford and Launceston, offering onward connections towards Exeter and the M5.



Description

Detached coastal bungalow with established gardens

Situated in a peaceful semi-rural position on the outskirts of Tintagel, Cobwebs is a detached three bedroom bungalow occupying a generous plot with established gardens and attractive views across the surrounding countryside.

The accommodation is well proportioned throughout and briefly comprises a spacious living room, kitchen, three bedrooms, family bathroom and separate shower room.

Externally, the property is surrounded by mature gardens with areas of lawn, established trees and shrubs, paved seating areas and useful garden storage. The gardens adjoin open countryside and enjoy a pleasant degree of privacy together with far-reaching rural views.



Accommodation

The Room Guide

ENTRANCE HALLWAY:

Entrance door opening into the hallway, providing access to the principal rooms.

LIVING ROOM:

A spacious reception room with windows to the front and side elevations and log burner providing an attractive focal point. Ample space for a range of living room furniture with double doors opening into: -

KITCHEN:

Fitted with a range of matching wall and base mounted units with work surfaces over incorporating a stainless steel sink. Space and plumbing for appliances including an integrated fridge / freezer, oven with hob above and a window to the side elevation with sliding doors giving access to the garden.

BEDROOM ONE:

A generous, dual aspect double bedroom enjoying far-reaching views across the surrounding countryside. Space for a range of freestanding bedroom furniture and built-in wardrobes.

WET ROOM:

A suite comprising a shower, wash hand basin with vanity storage and WC. Obscure window to the front elevation and a heated towel rail.



Accommodation

The Room Guide

BEDROOM TWO:

Window to the rear elevation overlooking the gardens.

BATHROOM:

A suite comprising a bath with shower over and glass shower screen, wash hand basin and WC. Obscure window to the front elevation and heated towel rail.

BEDROOM THREE:

A further bedroom with a window to the rear elevation, also suitable for use as a study or home office if required.



Floor Plan

See The Layout



Outside

External Spaces

The property is set within established gardens which surround the bungalow and comprise areas of lawn together with a variety of mature trees, shrubs and planting. To the front of the property is ample off-road parking for several vehicles.

Immediately adjoining the property is a paved patio area, with pathways extending through the gardens. The grounds continue away from the bungalow with further areas of lawn, established planting, summerhouse and two useful garden sheds.

A particular feature of the property is the attractive outlook across the surrounding open countryside, creating a peaceful and rural setting.



Additional Information

Useful Property Information

SERVICES:

Mains | Water | Electric | LPG fired central heating

VIEWINGS:

Strictly by appointment only. Please call 01288 359 999 or email bude@kivells.com to book your viewing.

Virtual Tour available on request.

DIRECTIONS:

What3words: ///skylights.hello.broad

EE RATING: TBC

COUNCIL TAX BAND: D

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