



**Polkerr House and Cottage, Treramett, PL34 0BY** Guide Price: £650,000 Available 7 days a week

# Polkerr House and Cottage, Treramett, Tintagel, Cornwall, PL34 0BY

 5 + 2 Bedrooms  4 + 2 Bathrooms  3 + 1 Receptions

- Impressive period five-bedroom house and two-bedroom cottage
  - Garage / workshop and ample off-street parking
    - Generous rear garden and patio
    - Within walking distance of the coast
  - Well-presented, versatile accommodation throughout
    - EPC Rating – D & E

## Location

Thousands of tourists visit Tintagel every year to enjoy King Arthur's Castle, the beach, the ancient headland Church, or old Post Office, together with the eating and shopping facilities of the town itself. Within Tintagel there is a modern Visitors Centre, Doctors Surgery, Church, and mobile Library.

Tintagel is 20 miles northwest of Launceston on the Cornwall / Devon border and A30 dual carriageway. Beyond the city of Exeter (a further 42 miles) has M5 motorway link, Intercity Rail Link and International Airport. Newquay Airport is some 26 miles to the west. The city of Plymouth is 45 miles to the south providing Continental Ferry Port and Intercity Rail Link.

In all directions from Tintagel there is scenery of outstanding natural beauty. Either side of Tintagel the North Cornish coast offers breath-taking National Trust cliff scenery linking to popular family beaches such as Trebarwith and quaint former fishing villages such as Boscastle. To the South Bodmin Moor provides wild open spaces ideal for walking and riding.

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## DESCRIPTION

An impressive, attached period property offering spacious and versatile accommodation throughout. Thoughtfully designed, the residence is divided into a five-bedroom main house and a self-contained two-bedroom cottage, providing flexibility for extended family or potential rental opportunities.

The main house boasts a well-appointed kitchen, dining room, living room, garden room and ensuite bedroom on the ground floor. Upstairs there are four further bedrooms (three ensuite), providing ample space for a growing family.

The cottage boasts its own kitchen, living room and two well-proportioned, ensuite bedrooms creating a completely independent living space.

Externally, there is a large driveway allowing parking for several vehicles, store and a garage/workshop. To the rear, a beautifully maintained garden, chiefly laid to lawn, framed by mature trees and established shrubs, offers a peaceful outdoor space.

This property presents a rare opportunity for those seeking an elegant yet functional living arrangement with an internal viewing coming highly recommended.

## ACCOMMODATION

### THE HOUSE

Entrance via part-glazed door into: -

### PORCH

Contemporary door to the side elevation. Door to: -

### KITCHEN

Dual aspect with windows to the front and side elevations. A range of base and eye level units with a worksurface above and inset sink with mixer tap and drainer. Space for a range of appliance, induction hob with an extractor fan above and integrated eye-level oven. Breakfast bar, LVT (Luxury Vinyl Tile) flooring and radiator.

### DINING ROOM

Window to the front elevation. Space for a dining table and a range of furniture. Central feature fireplace with wooden mantle, LVT flooring and radiator.

### HALLWAY

Access to understairs cupboard, fitted carpet and radiator.

### LIVING ROOM

Dual aspect with windows to the rear and side elevations enjoying views over the garden. Space for a range of living room furniture, wall mounted electric fire, wooden flooring and radiator.

### GARDEN ROOM

Windows to the side and rear elevation with door giving access to the garden. Space for a range of furniture, wooden flooring and radiator.

### BEDROOM FIVE

Window to the rear elevation. Space for a king size bed and a range of bedroom furniture. Fitted carpet and radiator. Steps lead up to: -

### ENSUITE BATHROOM

Obscure window to the side elevation. Suite comprising a close coupled WC, shower, bath with tiled surround and hand wash basin. Tiled flooring and heated towel rail.

Stairs rise to first floor: -

### LANDING

Window to the side elevation. Access to all rooms on the first floor. Fitted carpet and radiator.

### BEDROOM ONE

Dual aspect with windows to the front and side elevations. Space for a king size bed and a range of bedroom furniture. Fitted carpet and radiator.

### ENSUITE SHOWER ROOM

Three-piece suite comprising a shower, close coupled WC and vanity unit with inset sink. LVT flooring.

### BEDROOM TWO

Windows to the rear and side elevations. Space for a king size bed and a range of bedroom furniture. Fitted carpet and radiator.

### ENSUITE SHOWER ROOM

Three-piece suite comprising a shower, close coupled WC and vanity unit with inset sink. LVT flooring.

### BEDROOM FOUR

Window to the rear elevation. Space for bedroom furniture. Fitted carpet and radiator.

### BEDROOM THREE

Window to the rear elevation. Space for a king size bed and a range of bedroom furniture. Fitted carpet and radiator.

### ENSUITE SHOWER ROOM

Obscure window to the side elevation. Three-piece suite comprising a shower, close coupled WC and vanity unit with inset sink. LVT flooring.

### THE COTTAGE

Entrance via a part-glazed obscure door into: -

### HALLWAY

Laminate flooring.

### KITCHEN

Window to the front elevation. A range of base and eye-level units with a worksurface above and inset 2 bowl sink. SAMSUNG electric hob with extractor fan above and CANDY eyelevel oven. Integrated dishwasher and fridge with space for a freestanding fridge/freezer. Laminate flooring and electric radiator.

### LIVING ROOM

Window to the side elevation. Space for a range of living room furniture. Fitted carpet and radiators.

Stairs rise to the first floor: -

### LANDING

Obscure window to the front elevation. Access to storage cupboard, loft hatch and fitted carpet.



#### BEDROOM ONE

Window to the side elevation. Space for a double bed and a range of bedroom furniture. Fitted carpet and radiator.

#### ENSUITE SHOWER ROOM

Obscure window to the side elevation. Three-piece suite comprising a close coupled WC, shower with glass shower screen and pedestal hand wash basin. Laminate flooring.

#### BEDROOM TWO

Window to the front elevation. Space for a range of bedroom furniture. Vanity unit with inset sink, fitted carpet and radiator.

#### ENSUITE SHOWER ROOM

Obscure window to the front elevation. A shower with glass shower screen and close coupled WC. Laminate flooring.

#### OUTSIDE

The property is accessed via a driveway providing ample parking for multiple vehicles, with access to the garage / workshop and store at the front.

To the rear, there is a charming lawned garden complete with a terrace, ideal for al fresco dining or entertaining. The garden is enclosed by wooden fence to one side and enhanced with a variety of mature trees and shrub borders.

#### BOILER ROOM

Window to the front elevation and obscure UPVC part glazed door to the side. Tiled flooring.

#### GARAGE / WORKSHOP

Door to the front elevation. A range of base units with a work surface above and shelving. Inset stainless steel sink and power connected.

#### UTILITY ROOM

Door to the side elevation and adjoining the workshop. Space for a large fridge/freezer, washing machine and tumble dryer. Power connected and laminate flooring.

#### GARDEN STORE

Stone construction with a slate floor. Power connected.

#### SERVICES

Mains electricity, water and drainage. Oil fired central heating.

#### TENURE

Freehold

#### LOCAL AUTHORITY

Cornwall Council

#### COUNCIL TAX BAND

A & E

#### EPC RATING

D & E

#### WHAT.3.WORDS LOCATION

///shared.cubed.pedicure

#### DIRECTIONS

From the village centre mini-roundabout, take the B3263 onto Molesworth Street, following signs for Camelford, Trebarwith, and Treknow. Continue along Molesworth Street and just before the road curves to the left, the property will be found on the left-hand side

#### VIEWINGS

Please ring 01288 359 999 to view this property and check availability before incurring travel time/costs. FULL DETAILS OF ALL OUR PROPERTIES ARE AVAILABLE ON OUR WEBSITE [www.kivells.com](http://www.kivells.com).

#### BOUNDARIES

Any purchaser shall be deemed to have full knowledge of all boundaries and neither vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as to the boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the vendor's agent whose decision acting as experts shall be final.

#### EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is offered for sale, subject to and with the benefit of all matters contained in or referred to in the Property and Charges Register of the registered title together with all public or private rights of way, wayleaves, easements and other rights of way, which cross the property.

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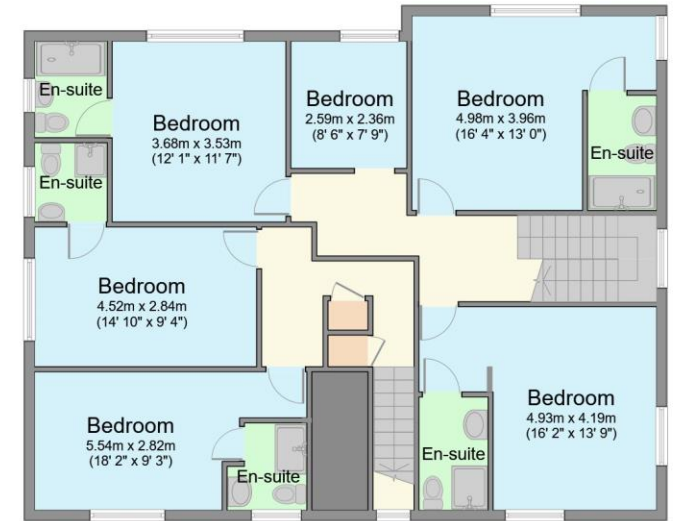
# Molesworth Street, Tintagel, PL34

Total floor area 308.4 sq.m. (3,319 sq.ft.) approx



## Ground Floor

Floor area 185.1 sq.m. (1,992 sq.ft.) approx



## First Floor

Floor area 123.3 sq.m. (1,327 sq.ft.) approx



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