



Treharven



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Treknow, Tintagel, PL34 0EN

Trebarwith Strand beach - 0.9 miles
Tintagel - 1.2 miles
Launceston - 20 miles

A beautifully presented 3 bedroom (one ensuite) detached bungalow enjoying delightful countryside views and south facing gardens with the spectacular North Cornwall coastline just a short walk away.

- Set within an Area of Outstanding Natural Beauty
- Approximately one mile from Tintagel
- Well appointed kitchen/dining room
- Gardens backing onto open fields
- Freehold
- Walking distance to the South West Coast Path
- Spacious dual aspect sitting room
- Three well proportioned bedrooms
- Driveway parking and a single garage
- Council Tax Band: D

Guide Price £437,500

SITUATION

Treknow is a highly regarded coastal village set within an Area of Outstanding Natural Beauty, renowned for its easy access to the dramatic coastline. The property is within easy walking distance of the South West Coast Path, offering miles of spectacular cliff-top walks, whilst the sandy beach and popular public house at Trebarwith Strand are also close at hand. The historic village of Tintagel is only around a mile away and provides an excellent range of everyday facilities, including shops, cafés, pubs, restaurants and a primary school and a doctor's surgery. Bosccastle, located just a little further north along the coast, is famed for its Elizabethan harbour and has a range of further village amenities. The major towns of Bude, Camelford, Wadebridge, Bodmin and Launceston are within reach for wider commercial, recreational and leisure facilities.

DESCRIPTION

Occupying an enviable position within the village, this attractive detached bungalow enjoys uninterrupted views across neighbouring fields to the rear and has been exceptionally well cared for throughout. The property has been thoughtfully maintained by the present owners, featuring uPVC double glazed windows, uPVC clad fascias and guttering, oil fired central heating, Karndean and engineered wood flooring together with a smartly decorated exterior, ensuring it is ready for immediate occupation.

Approached over a brick-paved driveway providing comfortable parking for three vehicles, the property is bordered to the front by a traditional Cornish stone wall planted with an abundance of colourful flowers and shrubs. The driveway leads to the attached single garage, complete with power, lighting, concrete floor and an automatic up-and-over door.



ACCOMMODATION

The accommodation is light, spacious and well planned. A welcoming entrance hall, finished with engineered oak flooring which continues into the dual aspect sitting room enjoys plenty of natural light and is centred around a Charnwood wood burning stove set upon a slate hearth, creating a warm and inviting focal point. The kitchen/dining room overlooks the surrounding countryside and is fitted with an extensive range of wall and base units, complemented by Karndean flooring. Integrated appliances include a Bosch ceramic hob, AEG dishwasher and built-in oven. A useful utility room, situated off. houses the oil-fired Grant boiler and further matching units. Opening directly from the kitchen/dining room, the uPVC conservatory provides an ideal additional reception area, with a tiled floor and French doors leading onto the south-facing patio, making it a wonderful place to enjoy the garden throughout the year. There are three generous bedrooms, all benefiting from built-in furniture. The principal bedroom is served by a well-appointed en suite shower room, whilst the remaining bedrooms are complemented by a smart family bathroom, with numerous cupboards providing storage in the hallway.

OUTSIDE

The gardens are undoubtedly one of the property's standout features. Backing directly onto open countryside, they have been beautifully tended and enjoy a sunny southerly aspect. A generous paved terrace provides an ideal space for outdoor dining and entertaining, with the adjoining lawn framed by mature, well-stocked flower borders and a productive kitchen garden. A charming archway covered with clematis and passion flower leads through to a more secluded seating area. A useful summerhouse/store provides additional storage and flexibility, completing this particularly attractive outside space. The traditional Cornish stone wall, located to the front, is a feature in itself, being a colourful and attractive first impression to the bungalow.

SERVICES

Mains electricity, water and drainage. Oil fired central heating and wood burning stove. Broadband availability: Superfast and Standard ADSL, Mobile signal: voice and data varied availability (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

DIRECTIONS

From Tintagel, proceed south on the B3263 and on reaching Tregatta take the turning to the right signposted to Treknow. Follow this road into the village where Treharven will be found on the left hand side.

What3words - ///darting.redouble.greyhound



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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Kensley House, 18 Western Road, Launceston, PL15 7AS

launceston@stags.co.uk

01566 774999

**Approximate Gross Internal Area 1440 sq ft - 134 sq m
(Excluding Garage & Outbuilding)**

Garage Area 237 sq ft - 22 sq m
Outbuilding Area 46 sq ft - 4 sq m

PINKPLAN

For Identification only Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.