



Trelake Cottage



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Treknow, Tintagel, PL34 0EW

Tintagel - 1.2 miles Launceston - 20 miles Camelford - 5.2 miles

Deceptive 3 double bedroom, 2 reception room end of terrace cottage, with sea and coastal views, a lovely garden and off road parking.

- 3 double bedrooms
- Wealth of character features
- Wood burning stove
- Close to Tintagel and beaches
- Freehold
- 2 lovely reception rooms
- Tiered garden with coastal views
- Off road parking
- LP gas fired central heating
- Council Tax: Business Rates

Guide Price £390,000

SITUATION

The property occupies a delightful position within the sought-after coastal hamlet of Treknow, close to the dramatic North Cornish coastline and within easy reach of the historic village of Tintagel. Renowned for its rugged scenery and coastal walks, this area of Outstanding Natural Beauty offers immediate access to the famed South West Coast Path and the popular surfing and bathing beach at Trebarwith Strand.

Everyday amenities can be found in both Tintagel and the picturesque harbour village of Boscastle, whilst the larger towns of Wadebridge and Launceston provide a wider range of shopping, educational and recreational facilities. From Launceston there is convenient access onto the A30 trunk road, linking to Exeter and the M5 motorway network beyond. To the north lies the coastal town of Bude, famed for its sandy beaches and leisure amenities.

DESCRIPTION

A deceptively spacious period cottage offering characterful accommodation with three double bedrooms, 2 reception rooms and delightful gardens. Recently repainted throughout, the property retains a wealth of charming period features including slate flooring, exposed beams, feature fireplaces and a wood-burning stove set within a raised fireplace. The cottage could sold fully furnished, if so desired, via a separate negotiation.



The cottage offers well-balanced accommodation arranged over two floors, with an appealing blend of character and modern convenience. Of particular note are the beautifully landscaped tiered gardens which rise behind the property and culminate in an elevated seating area enjoying stunning sea and coastal vistas. Offered to the market with no onward chain, the property would suit those seeking either a permanent residence, coastal retreat or holiday home within this highly regarded part of North Cornwall. An internal inspection is highly recommended to fully appreciate both the accommodation and setting on offer.

ACCOMMODATION

An entrance door opens into the welcoming living room, a particularly spacious reception area enjoying a wealth of character with slate flooring, exposed ceiling beams and a raised fireplace housing a wood-burning stove. A separate formal dining room provides an excellent entertaining space and features an attractive fireplace together with further period detailing. The kitchen has been fitted with a modern range of units incorporating built-in appliances and offers ample workspace and storage. An exposed staircase rises to the first floor landing, from where two generous double bedrooms are positioned to the front elevation, both taking full advantage of the superb coastal and sea views. A third double bedroom lies to the rear and is currently utilised for storage. The accommodation is served by a family bathroom. The property benefits from uPVC double glazed windows throughout, whilst heating and hot water are provided by an LP gas fired Worcester Bosch boiler.

OUTSIDE

One of the principal features of the property is the delightful tiered rear garden, thoughtfully arranged over several levels to create a variety of seating and entertaining areas designed to enjoy the sunny aspect and coastal surroundings.

Immediately adjoining the cottage are attractive patio terraces, ideal for al fresco dining, whilst the gardens are interspersed with colourful and well-established planting together with a pond feature. Steps rise through the gardens to an upper level of lawn where there is a useful garden shed and, beyond, a superb raised seating area commanding breath-taking far-reaching views towards the coastline and sea. Adjacent to the property is an area providing off-road parking for 2 cars.

VIEWINGS

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

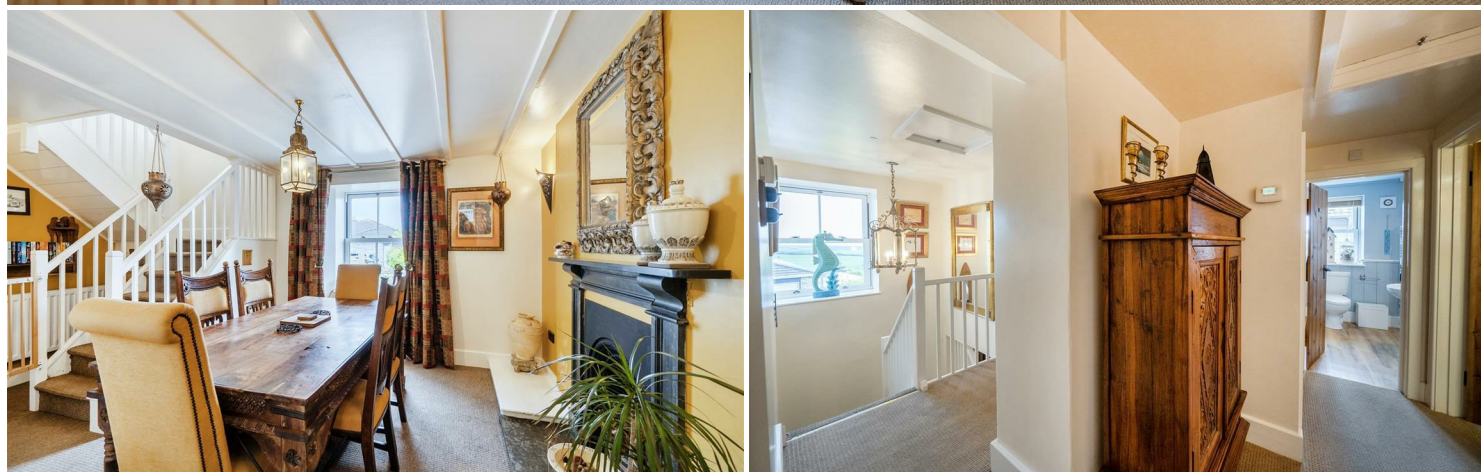
SERVICES

Main electricity, water and drainage. LPG gas heating and wood burning stove. Broadband availability: Ultrafast, Superfast and Standard ADSL, Mobile signal: voice and data varied availability (Ofcom). The property is currently on a 0% business rate relief as it is an ongoing holiday let (Band C historically before this change). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

DIRECTIONS

From Tintagel, proceed south along the B3263 and as the road bears sharply to the left, take the next right turn towards Treknock. Proceed into the village, and turn left into Trelake Lane, and as you drive along Trelake Cottage will be found on the left hand side.

What3words - loved.courier.succombs



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

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