



The Old Forge



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Bossiney, Tintagel, Cornwall, PL34 0AY

Tintagel 0.7 miles - Boscastle 2.9 miles - Camelford 5.7 miles

**Charming single-storey cottage in a coastal position, offering spacious living, outdoor space, and within walking distance to Tintagel.**

- Popular Coastal Location
- 2 Bedrooms
- Spacious Living Space
- Council Tax Band: D
- No Onward Chain
- Parking
- Garden
- Freehold

**Guide Price £299,950**

This charming single-storey cottage is nestled in the coastal hamlet of Bossiney, just outside the historic village of Tintagel in an Area of Outstanding Natural Beauty on Cornwall's rugged north coast. Tintagel village offers shops, cafés, pubs, and access to dramatic coastal walks. Nearby towns such as Boscastle (2.9 Miles), Camelford (5.7 Miles), and Wadebridge (16.2 Miles) are within easy reach.

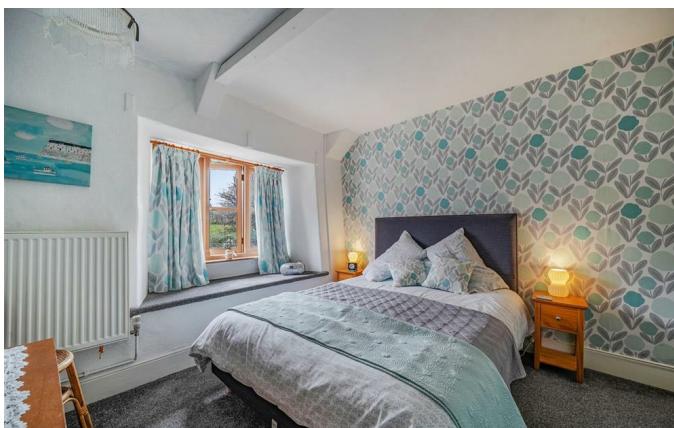
The accommodation is set across varying levels and includes two double bedrooms, an entrance space with a step up into a spacious living room with feature fireplace, dining room with an oil fired Rayburn which leads into the kitchen which offers a range of units, sink, and space for appliances with views out onto the garden. The accommodation is completed by a family bathroom from the hallway with a WC, wash hand basin and bath with overhead shower. The property is of stone and mixed construction, with upvc and wooden windows all being double glazed.

The cottage enjoys a private and enclosed garden with mature planting, seating area, and is mostly laid to lawn. A driveway provides ample off-road parking.

Services: Mains electricity. Mains water and drainage. Worcester LPG Condensing combi boiler for central heating. Broadband availability: Standard ADSL, Mobile signal: Voice and Data available (Ofcom). Please note the agents have not inspected or tested these services.

Directions: What3words.com - //jammy.desktop.founding



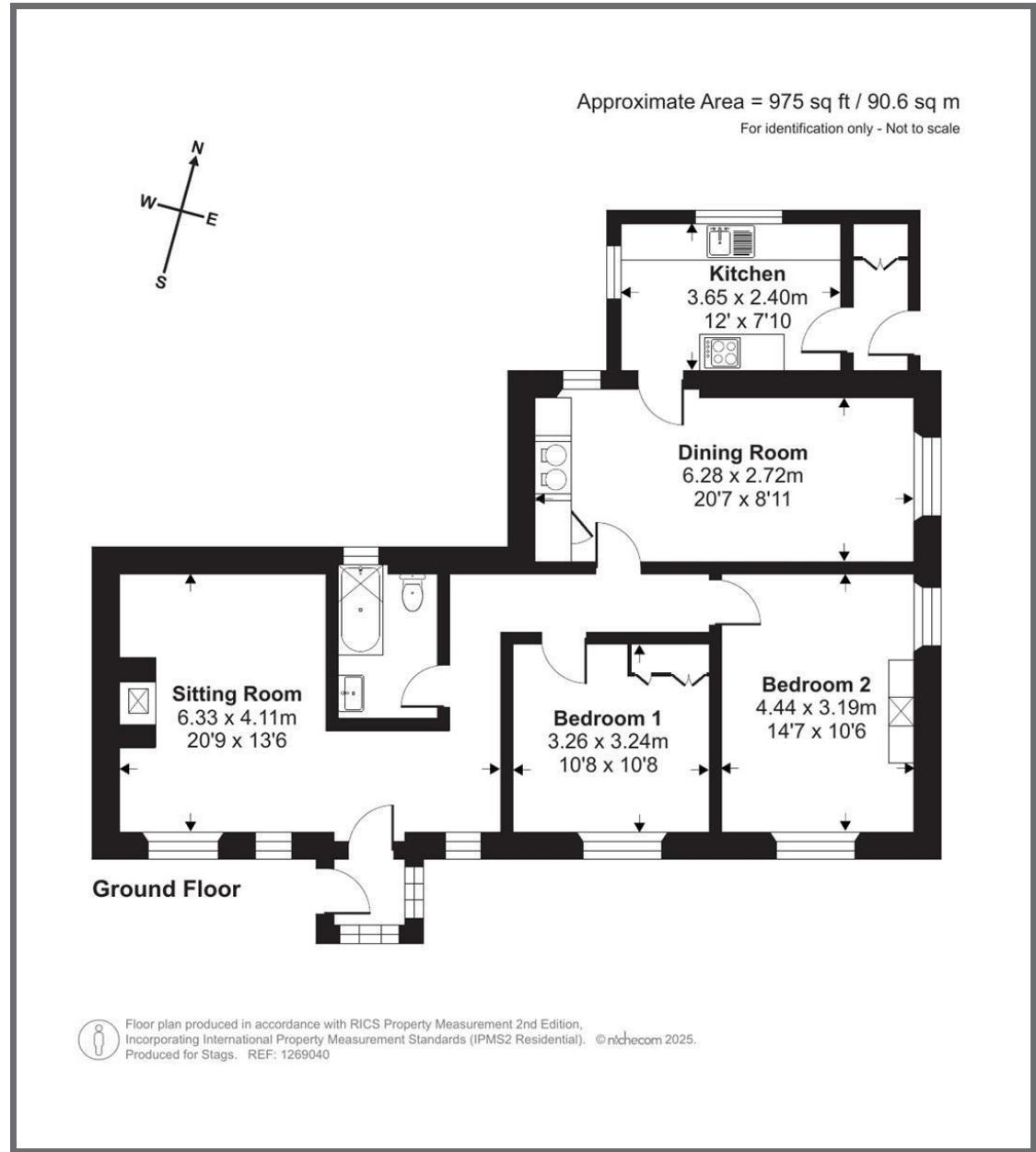


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Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(81-80) B	
(69-68) C	73
(55-68) D	
(39-54) E	
(21-38) F	40
(11-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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