



Medeva

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Treknow, Tintagel, Cornwall, PL34 0EJ

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

Within walking distance of the south west coastal path, this brand new 4 bedroom (1 ensuite) dormer bungalow is finished to a very high standard. No onward chain.

- Brand New 4 Bedroom Home
- Air Source Heat Pump
- Ample off Road Parking
- Pretty Village Setting
- Freehold
- Fantastic Master Bedroom Suite
- Landscaped and Lawn Gardens
- Architects Certificate
- Near Coastal Path
- Council tax band - E

Guide Price £575,000

SITUATION

This brand new property occupies a desirable position within the heart of the coastal village of Treknow, enjoying a peaceful setting within easy walking distance of south west coastal footpath leading towards the stunning Trebarwith Strand beach. Treknow lies just to the south of Tintagel, renowned for its dramatic scenery and historic associations, with day to day amenities including a primary school, doctors surgery, chemist, a choice of pubs and eateries and shops. The surrounding North Cornwall coastline is famed for its rugged beauty, with a number of picturesque coves and sandy beaches close at hand, including Trebarwith Strand. The wider area is well served by nearby towns such as Camelford, Launceston, Wadebridge and Bude, providing a comprehensive range of amenities, whilst further transport links can be accessed via the A30 and onto Exeter.



DESCRIPTION

This impressive, newly built dormer bungalow has been thoughtfully designed to provide a contemporary yet comfortable home, finished with high-quality materials including oak flooring and internal doors throughout. The accommodation is both bright and versatile, arranged over two floors, the property offers generous living accommodation, ideally suited to modern family life. Of particular note is the open-plan kitchen which opens into a very generous dining and living area, which forms the heart of the home and benefits from excellent natural light and direct access to the rear garden via bi-fold doors. There are stylish graphite guttering and fascias, UPvc double glazed windows and an air source heat pump supplies the underfloor heating on the ground floor with radiators on the first floor.

The property is offered to the market with no onward chain and has the remainder of an Architects Certificate.

ACCOMODATION

The accommodation is well laid out and briefly comprises an inviting entrance hall with oak staircase rising to the first floor and access to all principal ground floor rooms. The open-plan kitchen, dining and living space is a standout feature, incorporating a well-appointed kitchen fitted with a range of modern units, quartz worktops, integrated appliances and built in pantry. Bifold doors open onto the rear garden, enhancing the sense of space and light.

Also on the ground floor are two well-proportioned bedrooms and a contemporary family bathroom fitted with a modern suite.

On the first floor, the master bedroom suite enjoys an elevated outlook, with a sea glimpse, through a gable window and includes a dressing room and stylish en-suite shower room. A further double bedroom completes the first floor accommodation, offering flexibility for family, guests or home working.

OUTSIDE

To the front of the property, the tarmac driveway provides ample off-road parking and turning, together with a paved pathway leading to the entrance, where there is a sheltered storm porch. Clever use of timbers and slate create an attractive frontage, with colourful, well stocked flowerbeds.

The rear garden has been thoughtfully arranged to provide a low-maintenance outdoor space. A paved terrace adjoins the rear of the property catching the afternoon sunshine, ideal for outdoor dining and entertaining, leading onto a split-level lawned garden bordered by traditional stone hedging and new planting.

VIEWINGS

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

SERVICES

Main electricity, water and drainage. Air source heat pump. 3 phase electric available for a car charger. Broadband connected, Mobile signal: voice and data available (Ofcom). 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 through Treven and upon reaching Tregatta, turn right signposted Treknow. Medeva will be found on the right hand side as you enter the village.

WHAT3WORDS.COM

///seashell.helps.website



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	86	92
(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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