



HILLDENE

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Hilldene
TREKNOW



Jackie Stanley
ESTATE AGENTS



- **Characterful Semi Detached Cottage**
- **Far Reaching Rural Views to the Rear**
- **Pretty Tiered Gardens**
- **Three Bedrooms & One Bathroom**
- **Two Reception Rooms**
- **Slate Floors & Beamed Ceilings**
- **Wood Burning Stove**
- **Tranquil Hamlet just moments from the Beach at Trebarwith Strand & South West Footpath**

Just a five minute drive or fifteen minute walk from the sandy, surfing and dog-friendly beach at Trebarwith Strand is this gorgeous three bedroom semi detached cottage with appealing far reaching rural views to the rear.

Hilldene is located in the pretty coastal hamlet of Treknow on the rugged North coast of Cornwall, an area of outstanding natural beauty with immediate access to the south west coast path via the nearby byway and public footpaths.

Features of note include slate floors, beamed ceilings, stripped wood floors, thick stone walls, original fireplaces, a wood burning stove, cloam oven and UPVC double glazing.

As illustrated on the accompanying floorplan, the accommodation briefly

comprises three bedrooms and family bathroom on the first floor. Each bedroom has a stripped wood floor and the bathroom, a freestanding roll top bath.

The ground floor has a generous sitting room, home to the large exposed stone fireplace with wood burning stove and cloam oven. French doors lead to a small raised terrace with glass and steel balustrade. The kitchen/dining room has a range of pine cabinets and drawers together with a fireplace

Hilldene, Treknow, PL34 0EN

£395,000



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and staircase to the first floor. An extension to the side of the building is home to a boot room/utility with space and plumbing for white goods and French doors to the garden.

The garden is tiered and fully enclosed with paved patio, stone retaining walls and an area of lawn at the top. There is a well stocked and established area of plants, shrubs and trees with the rear boundary stock fenced. There are far reaching views across the surrounding fields and countryside. Services to the property include mains water, electricity and drainage. EPC rating E. Council tax band C.

Treknor is a small and peaceful hamlet situated on the North coast of Cornwall between the villages of Trebarwith Strand and Tintagel. The stunning tidal beach at Trebarwith Strand is a 10 to 15 minute walk through the valley via footpaths which is popular with tourists throughout the year. Trebarwith provides several beach shops, two cafes and The Port William cliff top bar & restaurant with its staggering sea views. There are beautiful cliff top walks either side of the valley with one direction leading to Tintagel and the other to Port Isaac. Further up the valley are lovely woodland walks and the popular Mill House pub and restaurant. A range of local amenities can be found in the neighbouring village of Tintagel offering a pharmacy, infant and primary schools, a selection of restaurants and public houses and a visiting post office. The village is also famed for its links to the legend of King Arthur and is home to the castle ruins. For a more comprehensive range of shopping facilities, the towns of Wadebridge and Camelford are within easy reach by car.

To find Hilldene, follow the A39 from Wadebridge signposted to Camelford. After approximately 9 miles, turn left onto the B3266 signposted to Boscastle and Tintagel. Follow the B3266 for approximately 2 miles and then turn left onto the B3314 signposted to Tintagel. After 300 yards, turn right onto the B3263 signposted to Trebarwith Strand and Tintagel. Follow this road for approximately four miles and then turn left signposted to Treknor. Follow this lane for approximately 0.3 miles and Hilldene can be found along on the left hand side. The postcode for satellite navigation is PL34 0EN. What3words: bumpy.amid.rationed

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