

Lantern Cottage

TINTAGEL



Jackie Stanley
ESTATE AGENTS



- *Beautifully Presented Semi Detached Cottage*
- *Countryside Setting with Far Reaching Rural Views*
- *Bright Characterful Living Space with Beams, Oak Flooring & Log Burner*
- *Stylish Kitchen with Ash Worktops*
- *Two Double Bedrooms/One Modern Bathroom with Underfloor Heating*
- *Small South Facing Enclosed Garden*
- *Detached Single Garage*
- *Just minutes from the Town Amenities, South West Coast Path & Beaches at Bossiney & Trebarwith Strand*

Lantern Cottage is a beautifully refurbished two-bedroom semi-detached cottage, set amidst open countryside with far-reaching rural views. Conveniently positioned next to the primary school on the outskirts of the historic village of Tintagel, the property enjoys a peaceful setting on the stunning North Cornish coast.

The ground floor living accommodation is bright and full of character, featuring beamed ceilings, attractive solid oak flooring and a charming log burner with a granite lintel. Large windows allow plenty of natural

light to flood the space, creating a warm and inviting atmosphere. The kitchen is light and well designed, incorporating a glass brick wall, a range of cabinets and drawers, ash worktops, a slate sink area, and space for an oven with gas hob and a dishwasher.

Stairs lead to the first floor and a useful half-landing, used as a home office area, with a large double-glazed window overlooking surrounding farmland. The rear upstairs window offers views towards Tintagel with glimpses of the sea beyond.

The modern bathroom is well appointed with underfloor heating, a freestanding bath and a separate shower cubicle. There are two bedrooms on this floor, both benefiting from double-glazed windows and radiators. From one bedroom there is access to the loft, which houses the combination boiler.

Outside, the property enjoys a pretty, low-maintenance south-facing garden, planted with a variety of mature shrubs and featuring a garden shed and patio. A detached garage is accessible from the garden with up and over door and personal door to the side. Services to the property include mains water, electricity and drainage with an LPG Gas central heating system. EPC rating E. Council tax band C. Ofcom indicate ultrafast broadband availability. Ofcom indicate 5G mobile coverage.



Lantern Cottage, Tintagel, PL34 0DU
£325,000 guide

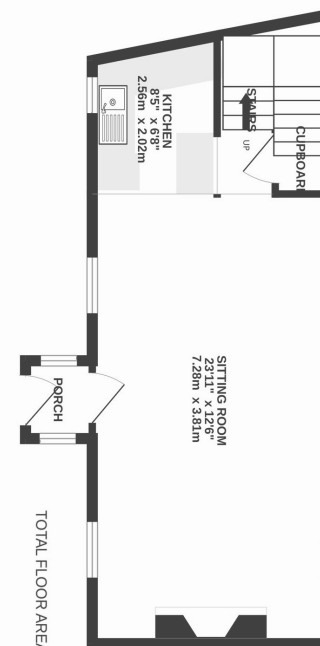
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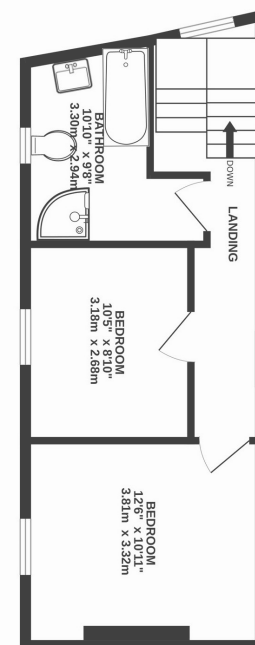
Services to the property include mains water, electricity and drainage with an LP gas fired central heating system. EPC rating TBC. Council tax band C. Ofcom indicate superfast broadband availability. Ofcom indicate 5G mobile coverage.

Tintagel is a compelling blend of myth, history, and natural beauty. Whether you're interested in archaeology, legend or just breathtaking coastal views, Tintagel delivers a uniquely enchanting experience. One will find many independent shops, traditional pubs and cafes, a primary school, church, doctors surgery and small supermarket all on the doorstep of Kays Mews. The south west coastal path provides miles of fantastic walks and breathtaking scenery and the stunning tidal beach at Trebarwith Strand with its famous Port William pub and restaurant is only a couple of miles distant. The beach at Bossiney Cove and the famous waterfall of St Nectans Glen are both within walking distance. The historic harbour fishing villages of Boscastle & Port Isaac are only a few miles away, offering a wealth of amenities and the towns of Wadebridge, Camelford and Bude are within easy motoring distance which provide a more comprehensive range of shopping facilities.

To find Lantern Cottage, 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 lane towards Tintagel passing through the hamlet of Trewarmett and into Treven, Lantern Cottage can be found on the right hand side just before you leave Treven. The postcode for satellite navigation is PL34 0DU. What3words: leathers.professes.tracking



GROUND FLOOR
 553 sq.ft. (51.3 sq.m.) approx.



1ST FLOOR
 398 sq.ft. (36.9 sq.m.) approx.

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