



**St Petroc, Back Lane,
Tintagel, Cornwall, PL34 0AU**

Guide Price £500,000 Freehold





A beautifully presented dormer bungalow set in an AONB with views to North Cornish coast

- 3 Bedrooms (1 En Suite)
- Lounge with Coastal Views
 - Kitchen/Dining Room
 - Sun Lounge
- Detached Garage/Workshop
 - Landscaped Gardens
 - Off Road Parking
- EPC D & Council Tax C

SITUATION Located in an Area of Outstanding Natural Beauty on the fringe of the thriving village of Tintagel, with its range of shops, pubs, restaurants and primary school, all steeped in Arthurian legend.

The A39, Atlantic Highway, is 5 miles distant providing access to explore this majestic stretch of North Cornish coast and linking Barnstaple to Truro. Just over a mile away is the Rocky Valley and St Nectan's Glen and the attractive harbour of Boscastle in within 3 miles.

The property is situated on an unadopted no-through road, which has a footpath leading to the South West Coast Path, 500m distant.

DESCRIPTION The property was built in 1930 of concrete block construction and has been subject to considerable expenditure and

improvement by the current vendor, tastefully decorated to provide a home of rare quality and comfort. The following accommodation is clearly illustrated on the floorplan and comprises: bi-fold doors into the sun lounge with marine grade aluminium framed double glazed windows, enjoying views over the garden to the coastal hinterland and sea beyond.

Opening into dining room which leads to a well-appointed kitchen with a range of base and wall units, LPG gas hob with extractor over, built-in double oven, inset sink, integral dishwasher and appliance space for fridge/freezer. Opening into utility room with base level boiler, matching units and door to the rear.

From the dining room, a door leads into the inner hall with stairs rising to the first floor and doors to all rooms.



The master bedroom has an en suite shower room and there are 2 further bedrooms and family bathroom.

Located on the first floor is a spacious lounge, an undoubted feature of the property, with dormer and velux-style windows enjoying stunning views over the coastal hinterland and sea beyond.

OUTSIDE The property has driveway parking for 3 vehicles with a timber, detached double garage/workshop with power and light connected. A resin path leads to the front. Gently sloping lawned gardens lie to the front of the property with a useful summer house. 2 shallow steps lead up to an attractive decked patio terrace, ideal for al fresco dining and enjoying the coastal views.



The resin pathway continues to the side and rear of the property with space for a shed.

SERVICES Mains water and electricity. Private drainage (septic tank). Oil fired central heating and double glazed throughout. Full EPC document available on request. Council tax band C. Please note the agents have not inspected or tested these services.

(AGENT'S NOTE - The vendors had a mundic block test carried out in 2020 and the property had an A1 classification.)

VIEWINGS Strictly by prior appointment with the vendors appointed agents, David J Robinson Estate Agents and Auctioneers.

DIRECTIONS From Tintagel head on the B3263 (Bossiney Road) towards Boscastle and just past the Bossiney House Hotel on the left, turn left sign posted Back Lane & coastal path. Continue for a short distance and the property will be found on the left. Please note this 'No Through' unadopted road is unmetalled and may be challenging to low clearance vehicles.

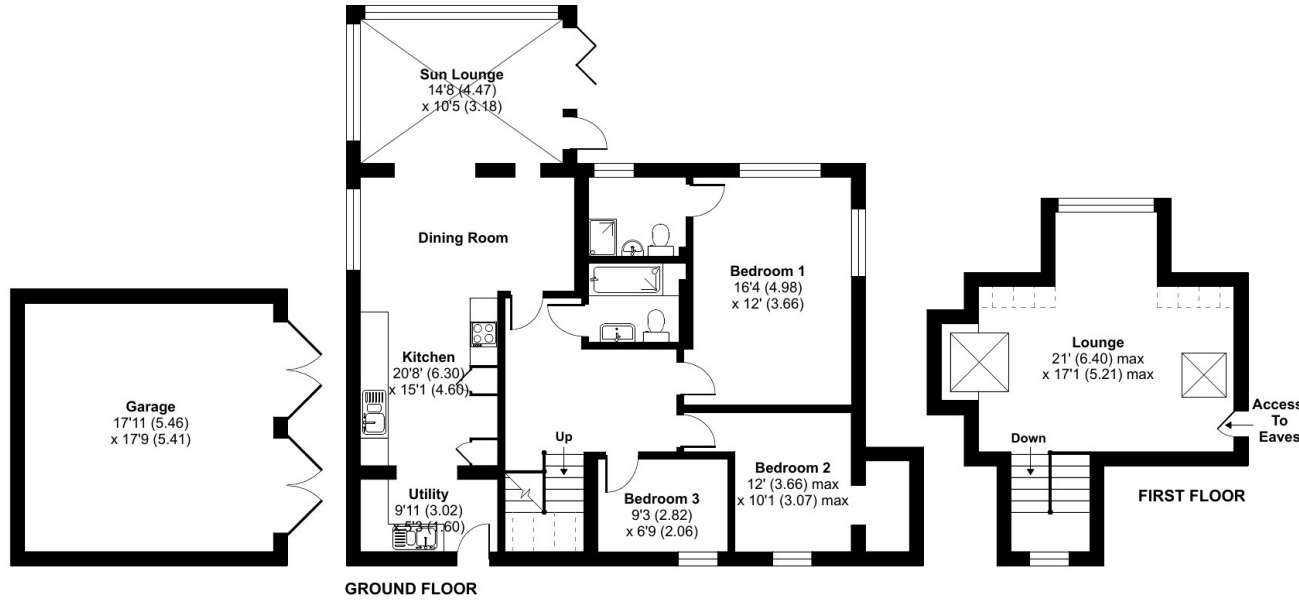
Sat Nav: PL34 0AU
What3Words: ///obey.edge.realm



Approximate Area = 1413 sq ft / 131.3 sq m
 Limited Use Area(s) = 52 sq ft / 4.9 sq m
 Garage = 318 sq ft / 29.5 sq m
 Total = 1783 sq ft / 165.6 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchcom 2023. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1071530



For more information or to arrange a viewing, please contact us:

T: 01566 777888 | E: sales@djrestateagents.co.uk | W: www.djrestateagents.co.uk



David J Robinson Estate Agents & Auctioneers Ltd assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure these particulars are accurate, the text, photographs, plans, measurements and distances are for guidance only. The Agents have not tested or inspected any services or facilities. Interested parties must satisfy themselves by inspection or otherwise.

DAVID J ROBINSON
ESTATE AGENTS & AUCTIONEERS