



1 Gavercoombe Park



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Tintagel, Cornwall, PL34 0DS

Village Centre 0.3 miles - Boscastle 4.2 miles - Port Isaac 9.7 miles

A substantial detached house with stunning far reaching views of the Atlantic Ocean

- Stunning Sea Views
- 5 Bedrooms (2 En Suites)
- Sitting Room
- Kitchen/Breakfast Room
- Dining Room
- Double Garage & Parking
- Delightful Gardens
- Popular Coastal Position

Guide Price £650,000

SITUATION

The property occupies an outstanding position within the historic coastal village of Tintagel. The village has numerous shops and facilities, including a mobile post office, general store, chemist, primary school, places of worship, doctors surgery, numerous pubs and restaurants and a wealth of amenities associated with a popular self-contained coastal village.

The A39 is some 6.4 miles distant allowing access to the towns of Bude, Camelford and Wadebridge, all of which provide a more comprehensive range of shopping and sporting facilities. The former market town of Launceston is 20 miles distant, via the A395, and gives access to the A30 trunk road. The picturesque harbour of Boscastle is approximately 4.2 miles and the majestic Bodmin Moor can be accessed at Davidstow.

DESCRIPTION

A superbly presented 5 bedroom detached house situated in a prime coastal position with stunning sea views over the North Cornwall coastline.



ACCOMMODATION

The accommodation is illustrated on the floorplan overleaf and briefly comprises: a front door opening into the spacious entrance hall with a shower room, built in storage cupboard and stairs rising to the first floor. The dual aspect sitting room has an LPG gas fire and double doors opening out onto the patio. The dining room offers an excellent space for entertaining with sliding doors leading into the conservatory which overlooks the garden and has a door to a further patio area.

The kitchen/breakfast room has a range of wall mounted cupboards, base units and drawers, space for appliances, inset sink and space for a Range cooker with an extractor hood over. There are double doors to the rear garden/patio and a further door leading into the utility room with an additional range of cupboards, space for appliances, door to the side of the property and a further door which leads into the integral double garage. The ground floor is completed by a study/snug which also lends itself as a ground floor bedroom, if required.

The first floor offers a generous landing, 5 bedrooms and a family bathroom. Bedroom 1 enjoys stunning far-reaching views along the stunning North Cornish coastline towards Bude, with built in wardrobes and an en-suite shower room with a WC and wash hand basin. Bedroom 2 also benefits from an en-suite shower room with a WC and wash hand basin.

OUTSIDE

To the front of the property the driveway provides ample parking and leads to the integral double garage with up and over doors, power and light connected.

The southerly aspect rear garden can be accessed from both sides of the property, and is laid mostly to lawn with patio areas and well defined stone wall and fence boundaries

SERVICES

Mains electricity, water and drainage. LPG bulk tank. Please note the agents have not inspected or tested these services.

VIEWINGS

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

DIRECTIONS

From the centre of Tintagel head towards the coast. The road bends sharply to the left and on its approach to the Camelot Hotel, the property will be found on the left hand side easily identifiable by a Stags For Sale board.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	59
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Kensey House, 18 Western Road, Launceston, PL15 7AS

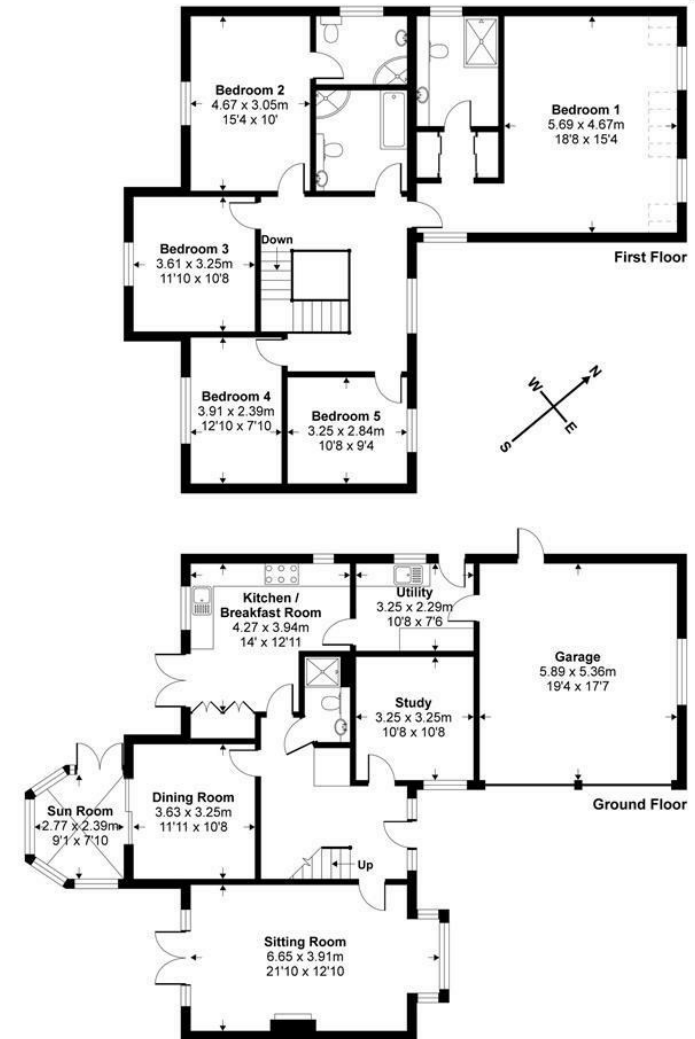
launceston@stags.co.uk

01566 774999

These particulars are a guide only and should not be relied upon for any purpose.

Approximate Area = 2640 sq ft / 245.2 sq m (includes garage)
 Limited Use Area(s) = 26 sq ft / 2.4 sq m
 Total = 2666 sq ft / 247.6 sq m

For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Stags. REF: 717151



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