

Clifton House

TREWARMETT NR. TINTAGEL



Jackie Stanley
ESTATE AGENTS





- **Attractive Semi Detached Victorian House with Bags of Character**
- **Four Storeys of Spacious Accommodation**
- **Three Bedrooms/Two Bathrooms**
- **Sash Windows, Beamed Ceilings & Exposed Stone Walls**
- **Successful Holiday Let**
- **Beautiful Tiered Gardens, Parking for two Vehicles & Stunning Far Reaching Views**
- **Quiet Hamlet just moments from the Coast**



Clifton House is a highly attractive semi detached slate stone cottage boasting an impressive four storeys and a host of traditional features. Located in an elevated position in the pretty hamlet of Trewarmett, just moments from the sandy, surfing and dog friendly beach at Trebarwith Strand.

Noteworthy features and original aspects include exposed stone walls, beamed ceilings, wooden floors, sash windows and wood burning stoves. The living accommodation is arranged over four floors and comprises of an entrance hall, a

beautiful dining area with wood burning stove and fully equipped kitchen on the ground floor, with a comfortable sitting room and second wood burning stove located on the lower ground floor. Two bedrooms and a family bathroom can be found on the first floor, with a spacious double bedroom and en-suite located on the second floor. Many of the rooms enjoy a spectacular view across Trebarwith Valley to the sea in the distance.

The impressive garden extends over three levels with tiered areas of lawn, established and mature flower beds, stone walls and a raised terraced area to enjoy the beautiful view across the valley. There is a large shed to the side of the property with parking for two vehicles to the front. There is a cellar space below the kitchen, approx. 1m in depth. Services to the property include mains water, electricity and drainage with an oil fired central heating system.

Clifton House is currently run as a successful holiday let with bookings in place throughout 2022 to be honoured.



Clifton House, Trewarmett Hill
PL34 0ET
£465,000



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Trewarmett is a pretty hamlet, situated only a couple of miles from the popular coastal town of Tintagel, where you will find many shops, pubs and cafes, a primary school, church, doctors surgery, post office and small supermarket. The coastal path is close by and provides miles of fantastic walks and breathtaking scenery. The property is around a 20 minute walk along the coastal path to the popular beach at Trebarwith Strand with its famous Port William pub and restaurant. The historic fishing villages of Boscastle & Port Isaac are only a few miles away, also offering a wealth of amenities and the towns of Wadebridge, Camelford and Bude are within easy reach which offer a more comprehensive range of shopping facilities.

To find Clifton House, follow the A39 from Wadebridge signposted to Bude. After approximately 7 miles turn left on to the B3267 and drive all the way through St Teath. At the t-junction, turn right onto the B3314 (coast road) signposted to Delabole. Drive through Delabole and continue along this road until you see a sign for Tintagel. Turn left here and join the B3263 and drive for approximately 2.5 miles towards Trewarmett. Clifton House is the first property on the left as you enter the hamlet of Trewarmett. The postcode for satellite navigation is PL34 0ET.

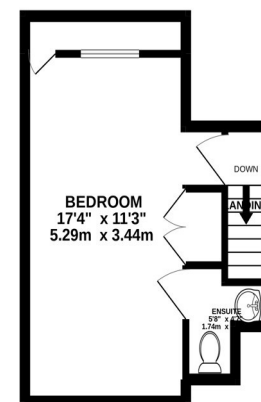
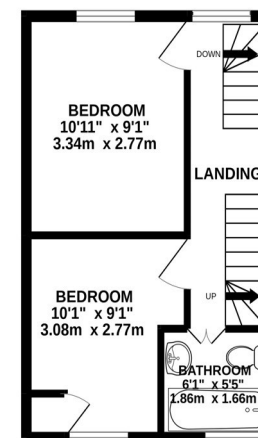
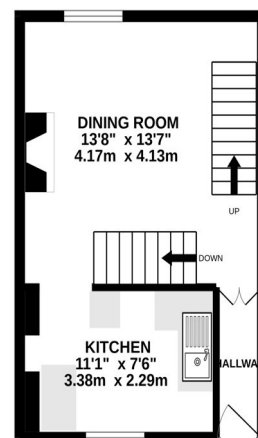
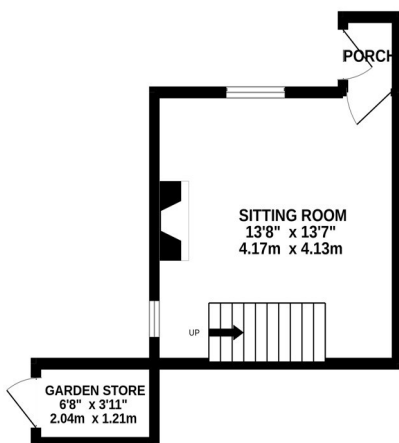
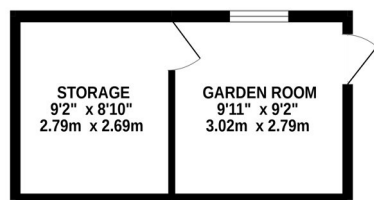
"An impressive four storeys and tiered gardens enjoying views across Trebarwith Valley and to the sea in the distance."

LOWER GROUND FLOOR
388 sq.ft. (36.1 sq.m.) approx.

GROUND FLOOR
277 sq.ft. (25.8 sq.m.) approx.

FIRST FLOOR
288 sq.ft. (26.8 sq.m.) approx.

SECOND FLOOR
228 sq.ft. (21.2 sq.m.) approx.



TOTAL FLOOR AREA : 1182 sq.ft. (109.8 sq.m.) approx.

