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## Pendragon Barn



Tintagel 0.8 miles - Boscastle 4.4 miles - Launceston 20.2 miles

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A charming barn conversion presented in excellent order throughout within striking distance of the North Cornish coast

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- Popular Coastal Location
- 2 Bedrooms
- Sea Views
- Garden
- Off Road Parking
- Summer House and Shed
- Freehold
- Council Tax: B

Guide Price £399,950

#### **SITUATION**

The property is located in the quiet hamlet of Trevillick, less than 1 miles from the thriving tourist village of Tintagel with its post office and shops catering for day-to-day needs. The South West Coast path is within walking distance of the property and the popular surf beach of Trebarwith Strand is only 1.5 miles away. The majestic Bodmin Moor can be easily accessed at Davidstow.

The A39 is some 5.3 miles distant allowing easy access to the towns of Bude, Camelford and Launceston, all which provide a more comprehensive range of shopping and sporting facilities. At Kennards House, Launceston there is access onto the A30 trunk road which links the cathedral cities of Truro and Exeter.

#### **DESCRIPTION**

A well presented 2 bedroom barn conversion with open plan living and character features throughout, garden, parking, useful summer house and a substantial shed.

The property provides a perfect opportunity to enjoy the majestic Cornish coastline and moorland.

#### **ACCOMMODATION**

Entrance into a garden room with slate floor, wood burner and a delightful outlook to the garden. A door leads into the hallway and ground floor accommodation with 2 bedrooms, storage cupboard with space and plumbing for white goods and a shower room with shower, WC, wash hand basin and heated towel rail.

Stairs rise to the open plan living space with wood floor, A-frame beams and exposed stonework. To one side is a kitchen comprising a range of cupboards, integrated oven, induction hob, sink and space for a dining table and chairs. In the sitting area

there is a wood burner and windows to 4 sides, all of which enjoy wonderful panoramic views over the surrounding countryside, towards the sea and Bodmin moor.

#### **OUTSIDE**

A gate opens to a gravelled parking area for 3 cars and a path leads through the garden to the property, the garden is mainly laid to lawn with a range of mature shrubs and plants. Steps lead down to a gravelled patio area offering a private space for outdoor dining and a path leads around the side of the property to a larger patio with a summer house/ studio and a further useful storage shed. To the side of the shed is a further parking space with separate access.

#### **SERVICES**

Mains water and electricity. Private drainage. Please note the agents have not inspected or tested these services.

#### **VIEWINGS**

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

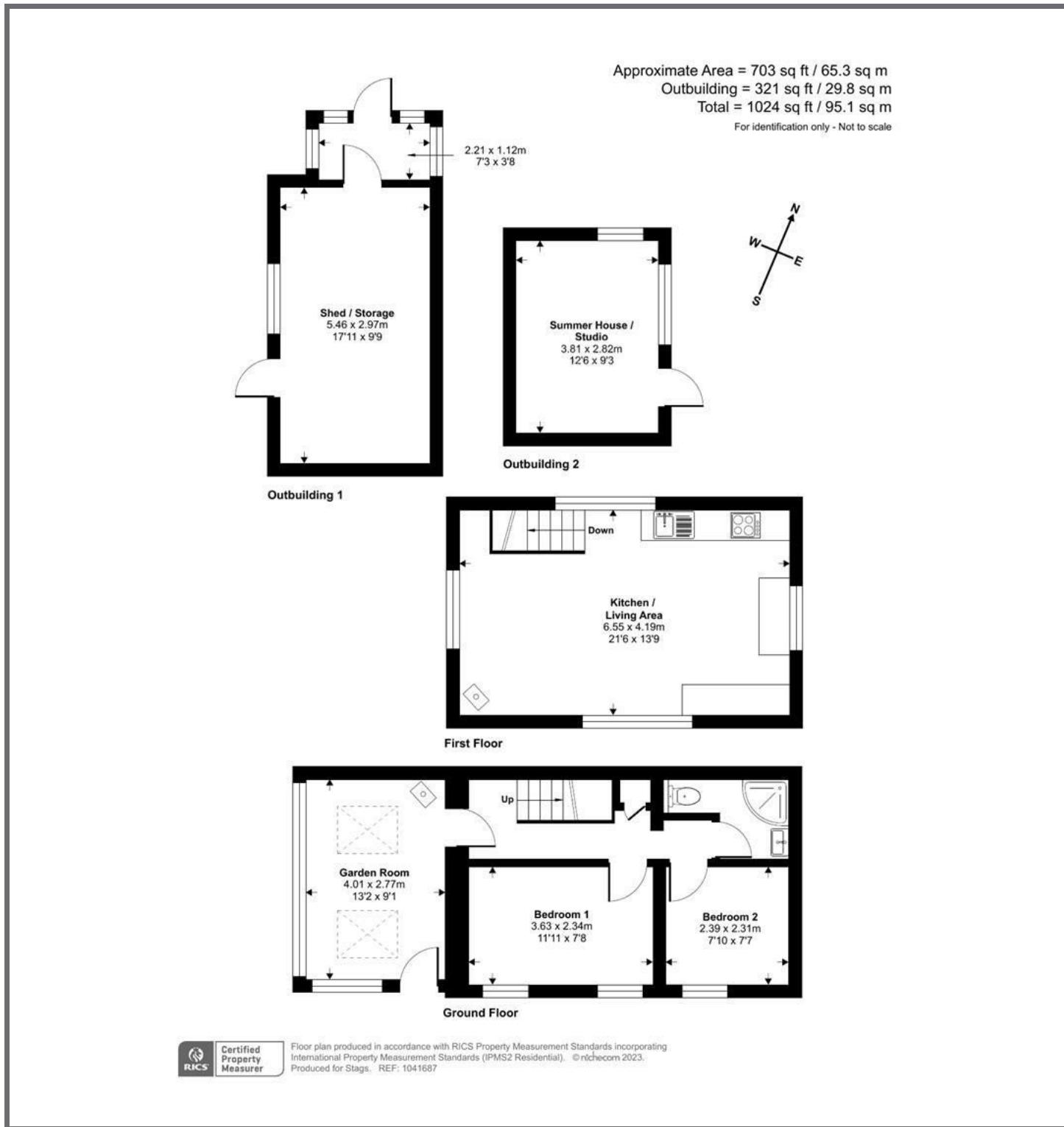
#### **DIRECTIONS**

From Fore Street in Tintagel turn right at the mini roundabout onto Molesworth Street, continue for approximately 0.7 miles and turn right on the bend. Proceed along the lane for approximately 0.2 miles into the hamlet of Trevillick where the property can be found on the left, clearly identified by a Stags for sale board.

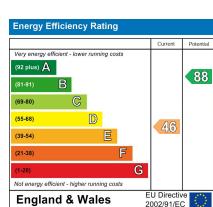
#### **What3words.com**

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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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