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The Old Vicarage  
Vicarage Hill  
Tintagel  
PL34 0D

- A substantial, detached Grade II Listed former vicarage and cottage
- Seven bedrooms. Five bath/shower rooms, including four en-suites
- Fitted kitchen with integrated appliances
- Garden room/conservatory opening onto the gardens
- Principal sitting room with wood-burning stove
- Formal dining room with wood-burning stove
- Snug. Studio / office
- Utility room
- Gym
- Integrated cottage wing providing additional accommodation
- Underfloor heating to the ground floor
- Council Tax Bands:



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A RARE AND HISTORIC HOME IN A SHELTERED VALLEY SETTING, MOMENTS FROM THE NORTH CORNWALL COAST



## PROPERTY

Set within a sheltered wooded valley on the edge of Tintagel, The Old Vicarage is a substantial, detached Grade II Listed home of rare provenance. It combines centuries of architectural history with carefully considered design, all within an exceptional setting. Approached via a long private gravel driveway and positioned just moments from the clifftops, the house enjoys a strong sense of seclusion while remaining closely connected to the surrounding landscape.

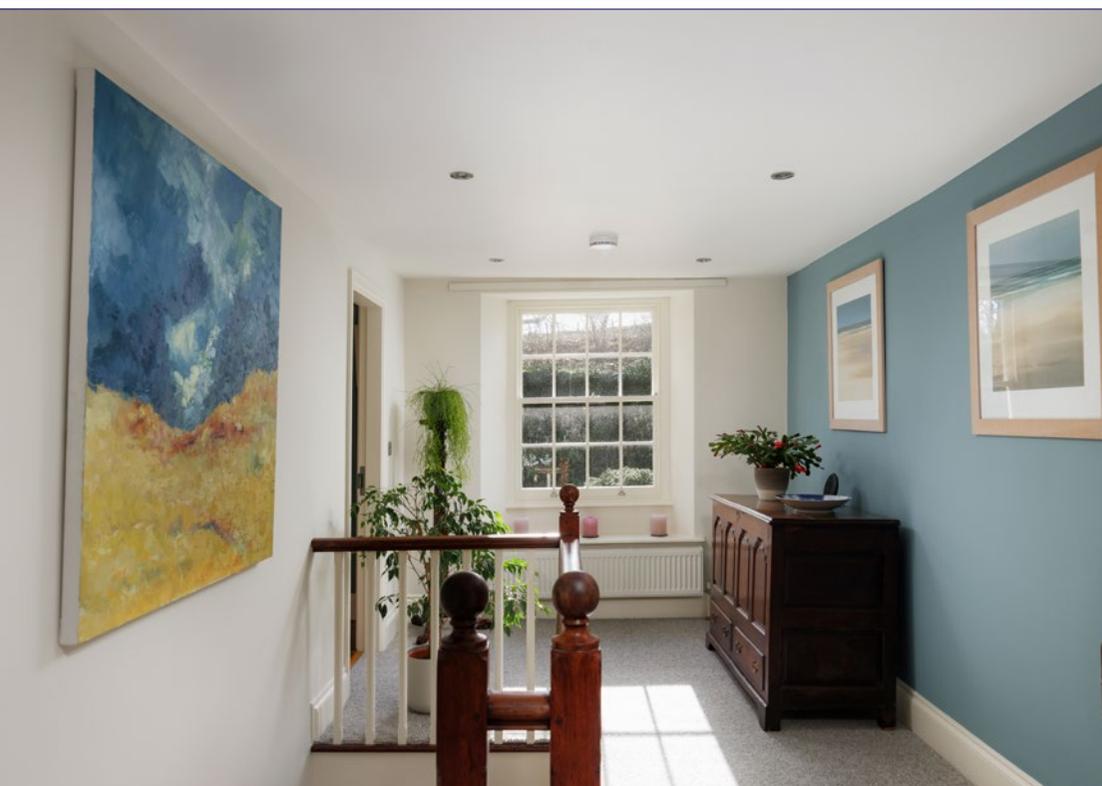
The building has evolved over time, with origins dating from the mid-17th century and later additions through to the 19th century. Today, the principal Vicarage and the historic Fontrevault Cottage have been thoughtfully unified to create a single, substantial home that feels both cohesive and characterful. The architectural narrative remains evident throughout, giving the house a quiet depth and authenticity.

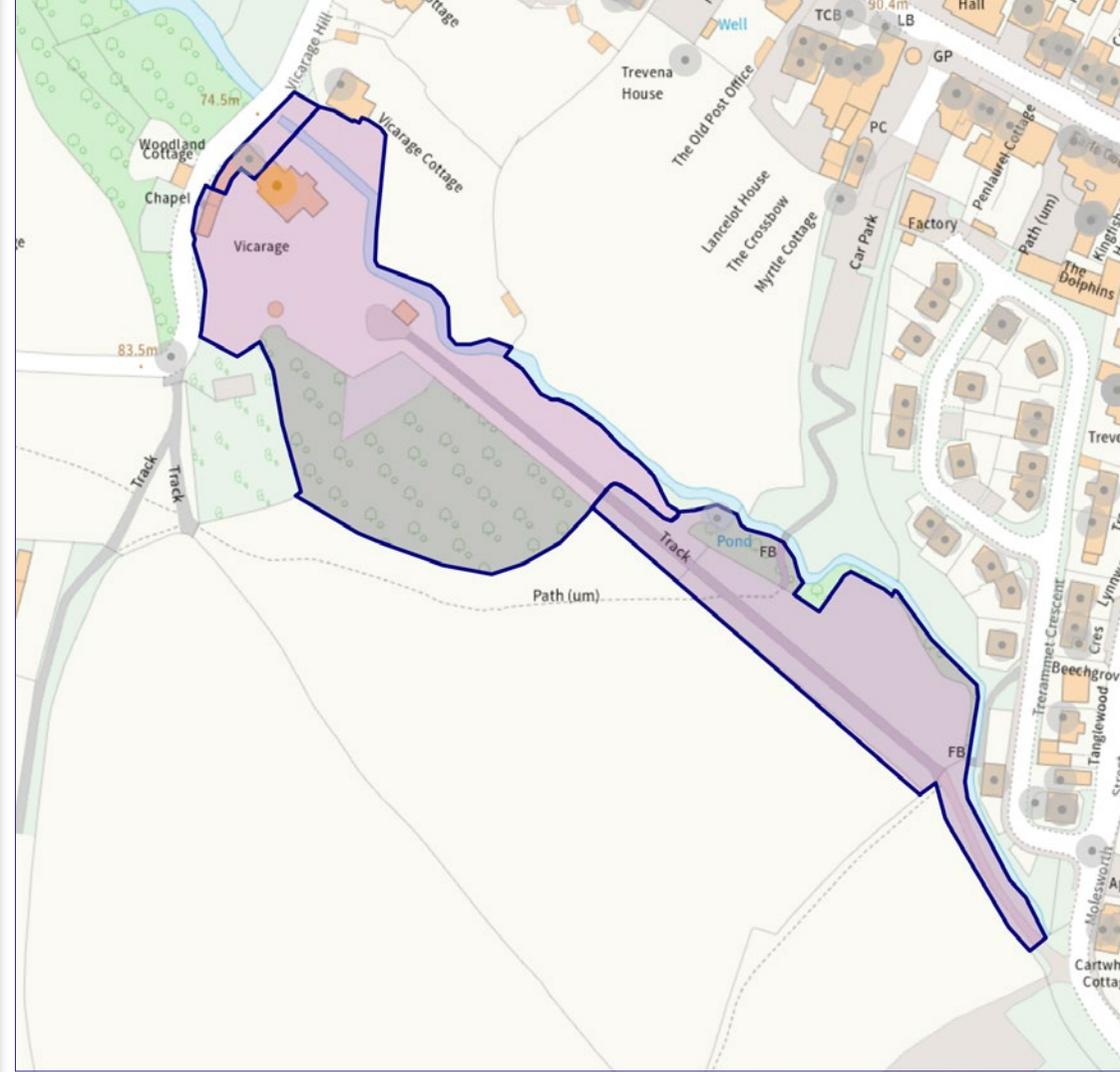
In recent years, the property has undergone an extensive and meticulous refurbishment. The result is a home of real quality, where traditional materials sit comfortably alongside a refined and understated contemporary finish. Detailing is consistent and carefully judged, with a restrained palette that enhances the natural character of the building. All works have been undertaken with Listed Building Consent and executed by skilled local craftsmen. Internally, the accommodation is generous, balanced and highly adaptable. The principal reception rooms are elegant in proportion, with excellent natural light and a strong sense of flow. The kitchen forms the heart of the house, designed for both everyday living and entertaining. Adjoining spaces, including the conservatory and main reception rooms, enjoy a strong visual connection to the gardens, with the conservatory providing direct access outside. A series of secondary rooms, including a snug, studio and gym, provide flexibility for quieter living, work or leisure.

Upstairs, the bedroom accommodation is equally well resolved. The principal suite enjoys a peaceful outlook across the valley and a well-appointed en-suite, while further bedrooms are arranged to provide both privacy and versatility. The linked cottage wing offers additional accommodation, ideal for guests or extended family, while remaining fully connected to the main house.









## GARDENS & GROUNDS

Set within a sheltered valley, the grounds enjoy a natural sense of protection from the coastal elements and extend to approximately three acres, forming an integral part of the property's character.

The approach leads through meadow before passing through a five-bar gate into the private gardens, which have been extensively redesigned and replanted by a Chelsea Gold Medal-winning garden designer. The planting is both structured and naturalistic, with mature trees and shrubs creating a framework for seasonal colour, texture, year-round interest and wildlife.

The River Trerammet winds gently through the valley garden, bringing movement, sound and a strong connection to the landscape. A slate bridge crosses the stream and leads to a productive kitchen garden and potager, reinforcing the sense of a carefully composed and quietly abundant setting.

Across the grounds are a number of historic structures, including a 17th century Gate House, a former Coach House and a deconsecrated Chapel, along with a car port, sheds and greenhouse. Most notable is the remarkable 13th century Grade II\* Listed dovecote, a Scheduled Ancient Monument widely regarded as one of the finest examples of its kind in Cornwall. It sits within the grounds as a striking reminder of the site's long history.

The gardens unfold as a series of distinct spaces, each with its own aspect and atmosphere.





## LOCATION

Tintagel is one of Cornwall's most evocative coastal settings, steeped in history and legend, and regarded as one of the most dramatic stretches of coastline in the South West. The ruins of Tintagel Castle sit on the headland and are connected to the mainland by a striking footbridge, forming an iconic focal point within a landscape of rugged cliffs, hidden coves and far-reaching sea views.

The Old Vicarage occupies a particularly special position on the edge of the village, within a sheltered wooded valley yet just a short walk, approximately 600 metres, from the clifftops and the South West Coast Path. From here, miles of walking extend in either direction, linking Trebarwith Strand, Tintagel Castle and beyond. The coastline offers a constantly changing backdrop of light, weather and sea.

Despite its tranquillity, the property remains closely connected to village life. Tintagel provides a well-established community, with independent shops, cafés, restaurants and pubs, as well as everyday amenities including a primary school and doctor's surgery. Nearby, the beaches at Bossiney Haven and Trebarwith Strand offer excellent opportunities for surfing, swimming and coastal exploration.

The wider North Cornwall area is renowned for its natural beauty and food scene. Highly regarded restaurants, including Michelin-starred establishments, can be found within easy reach in Padstow and Port Isaac, while the picturesque harbour village of Boscastle lies just to the north.

Further amenities are available in Wadebridge, Bude and Bodmin, ensuring that while The Old Vicarage feels private and immersed in its landscape, it remains accessible.

# The Old Vicarage & Fontrevault Cottage, Vicarage Hill, Tintagel, PL34 0DJ

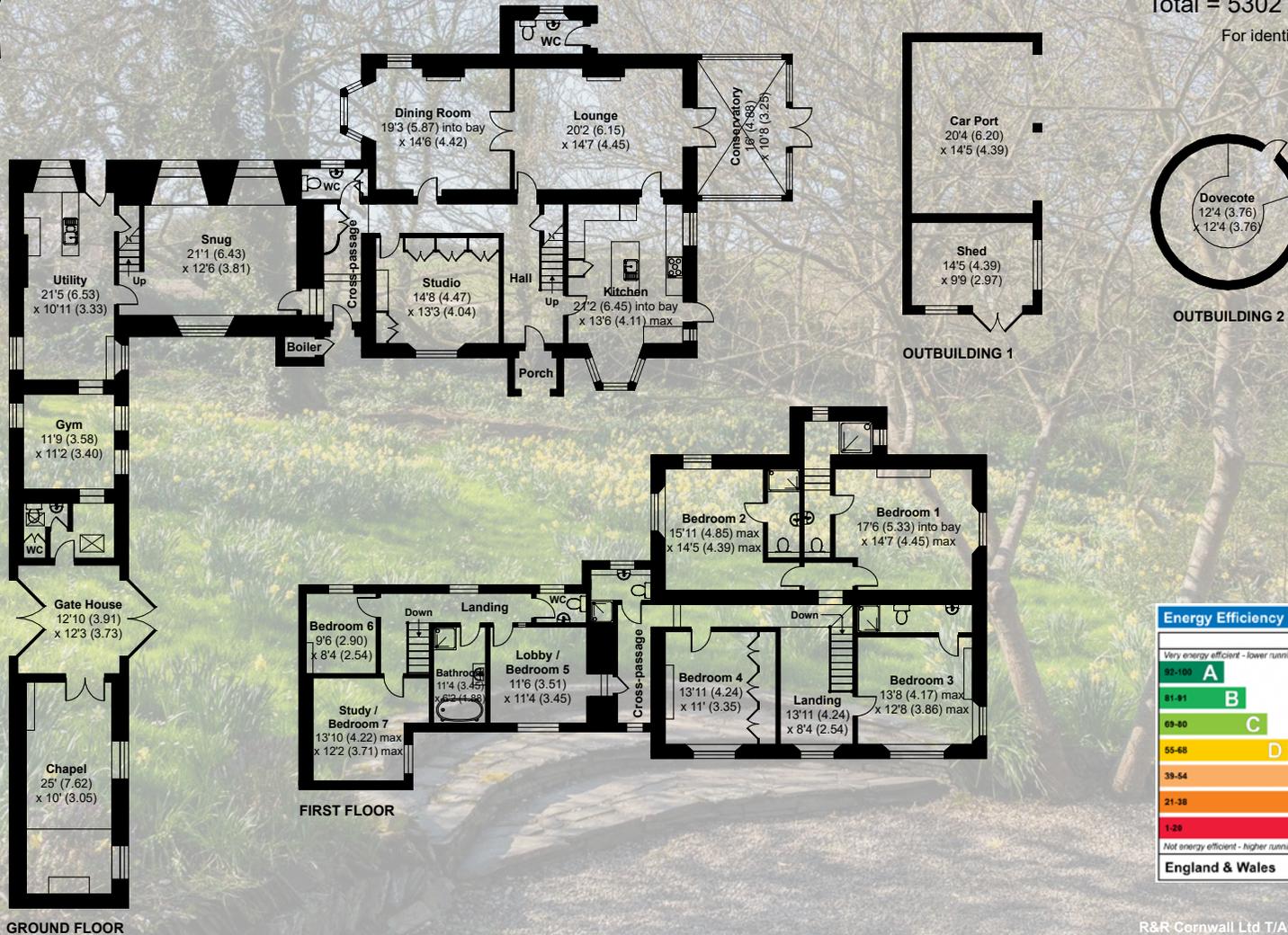
Approximate Area = 4329 sq ft / 402.2 sq m (excludes car port & wc)

Outbuildings = 553 sq ft / 51.4 sq m

Chapel / Gate House = 420 sq ft / 39 sq m

Total = 5302 sq ft / 492.6 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D	65	70
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

R&R Cornwall Ltd T/A Rohrs and Rowe (Sales)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Rohrs and Rowe. REF: 1418100



**Agent's Note:** Public footpaths cross a short section of the initial driveway before reaching the main private gardens. There are no public footpaths within the principal gardens.

**Services:** Mains water, electricity and drainage. The house has an oil-fired system providing hot water and heating via a combination of underfloor heating and radiators.

**Directions:** Approaching Tintagel from the south along the B3263, pass through Trewarmett, Tregatta and Treven. As you enter Tintagel on Molesworth Street, a large slate sign on the left-hand side marks the entrance to the village. Immediately to the left of this sign is the gateway to The Old Vicarage. Proceed through the gates and continue along the driveway to the property.

**What3words for driveway entrance gates:** ///headings.command.intruding **What3words for house:** ///waxes.level.flauting



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