STAGS



Clematis Cottage

Clematis Cottage, Trenale, Tintagel, Cornwall, PL34 0HP







Tintagel 1 mile - Boscastle 3.2 miles - Trebarwith Strand Beach 2.5 miles

A one bedroom Grade II Listed Cornish cottage enjoying an elevated position with far-reaching views across Tintagel, the dramatic North Cornish coastline and the sea from the generous gardens.

- Semi-detached cottage in a pretty North Cornish hamlet
- Far-reaching coastal and sea views from the garden
- One double bedroom and first-floor bathroom
- Cosy sitting room
- Generous gardens with tremendous potential
- Patio garden to the front, external outbuilding
- In need of some modernisation
- No chain
- Freehold
- Council tax band - A

Guide Price £179,000

SITUATION

Clematis Cottage occupies an elevated position within the particularly pretty hamlet of Trenale, a peaceful rural setting enjoying wonderful views towards the historic village of Tintagel and the spectacular North Cornish coastline beyond. The surrounding countryside and coastline provide a beautiful backdrop, with the cottage's garden making the most of the far-reaching views across the fields, cliffs and sea. The popular coastal village of Tintagel is within easy walking distance, being less than a mile away, and offers a range of local amenities, shops, cafés, and access to some of the area's most impressive coastal walks.

DESCRIPTION

A charming Grade II Listed semi-detached cottage, Clematis offers an appealing opportunity to acquire a characterful Cornish home in a delightful setting. The property retains some traditional features, including exposed ceiling beams and wall lighting within the sitting room, whilst offering scope for a purchaser to modernise and improve the accommodation to their own taste and requirements. With its elevated setting and outstanding outlook from the garden, this is an opportunity to create a lovely home or coastal retreat in a particularly desirable part of North Cornwall.

ACCOMMODATION

The property is entered directly into a small kitchen, which leads through into the sitting room. This is a characterful space with exposed ceiling beams and wall lights, with a staircase rising to the first floor and useful understairs storage. On the first floor is a double bedroom, together with a bathroom fitted with a bath and electric shower over. The bedroom also benefits from a further useful built-in storage cupboard. The accommodation is compact, heating is provided by Dimplex night storage heaters and windows are timber single glazed throughout.

OUTSIDE

One of the property's most appealing features is undoubtedly its gardens and exceptional outlook. To the front is a small patio garden, together with a useful external outbuilding providing additional storage. The outbuilding benefits from light and power being connected and is currently used as a laundry room. To the side of the cottage is an initial lawned garden, enclosed by mature boundaries and a gardener's toilet with a WC, wash hand basin and additional storage space. This garden opens out into a larger landscaped area which would benefit from some maintenance to return it to its intended condition, providing an attractive extension to the outdoor space. Once cleared, this additional garden could become a particularly special feature of the property, providing a wonderful space from which to enjoy what must be one of the finest views in North Cornwall, taking in the village of Tintagel, the dramatic coastline and the sea beyond. There is no parking available with the property, however, we understand that there is an informal verbal agreement with a neighbor for on road parking outside their property.

VIEWINGS

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

SERVICES

Main electricity, water and private shared drainage via a cesspit. Electric heating. Broadband availability: Superfast and Standard ADSL, Mobile signal: voice and data available (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

AGENTS NOTE

The neighboring cottage benefits from a right of access solely for the purpose of accessing the cesspit drainage. Clematis Cottage benefits from a right of way over the neighboring property's front pathway. Please note the outlined images are for identification purposes only.

DIRECTIONS

From Launceston drive along the A395 towards Camelford and after passing through the village of Hallworthy, take the next right turn at the cross roads. On reaching the A39 turn left and then immediately right signposted Tintagel/Boscastle. Go straight across at the next cross roads and as you drive down the hill towards Tintagel, there is left turn signposted Trenale. Follow this into village, where Clematis will be found near the small village green.

What3words - ///divisible.sailing.quality



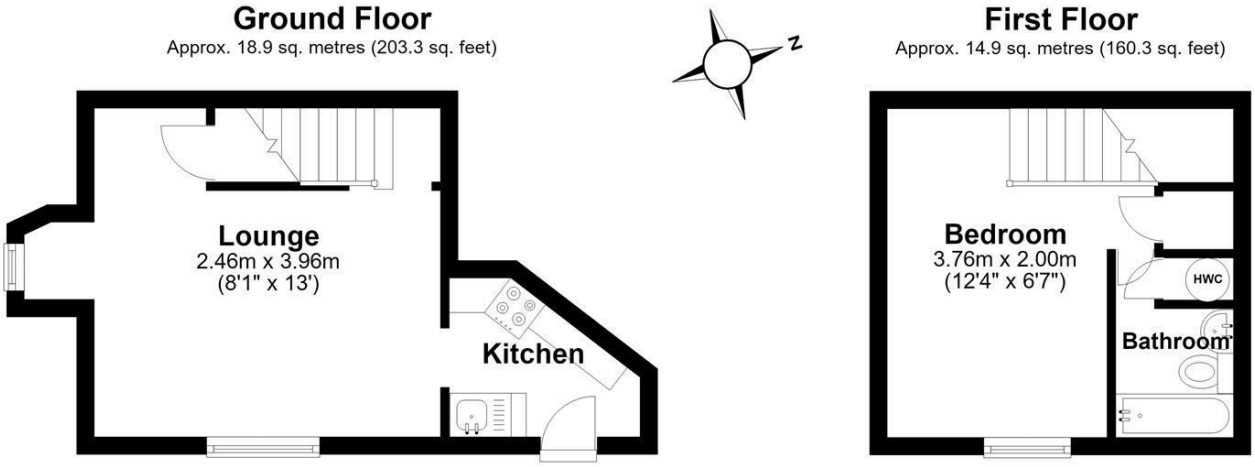








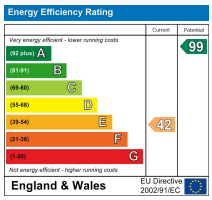
Clematis Cottage, Trenale, Tintagel, Cornwall, PL34 0HP



Total area: approx. 33.8 sq. metres (363.6 sq. feet)

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.

STAGS



Kensey House, 18 Western Road, Launceston, PL15 7AS
01566 774999
launceston@stags.co.uk
stags.co.uk