



Bond
Oxborough
Phillips

Changing Lifestyles

Pound Rocks

Tintagel

PL34 0BZ



BRITISH
PROPERTY
AWARDS

2025

★★★★★

GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Guide Price - £325,000



Changing Lifestyles

01208 814055

Pound Rocks, Tintagel, PL34 0BZ



A beautifully presented three-bedroom detached bungalow, perfectly positioned in the heart of Tintagel with gardens, garage and holiday-let potential.

- Beautifully presented three-bedroom detached bungalow
- Currently utilised as a successful holiday let
- Spacious and welcoming sitting room
- Well-equipped kitchen/diner with breakfast bar
- Stylishly remodelled family bathroom
- Established planting providing a good degree of privacy
- Driveway parking & Single garage
- Excellent proximity to Tintagel village amenities
- No onward chain
- A superb opportunity for holiday or permanent living in North Cornwall
- Fantastic access to the South West Coast Path
- Council Banding - D
- EPC - D



Bond Oxborough Phillips are delighted to offer Pound Rocks to the market, a beautifully presented three-bedroom detached bungalow enjoying a superb position within the heart of Tintagel.

Approached via the driveway, Pound Rocks immediately makes a welcoming first impression. The front garden is attractively planted with a variety of mature shrubs and plants, creating a pleasant degree of privacy and kerb appeal, whilst the driveway provides valuable off-road parking and leads to the garage.

Entering the property, the useful entrance porch provides space for coats and shoes before leading into the central hallway. The hallway gives access to the principal rooms and creates a practical flow throughout the bungalow. The sitting room is a bright and comfortable space, benefiting from plenty of natural light and providing an inviting area in which to relax and unwind. Its generous proportions make it ideal for both everyday living and entertaining.

There are three well-presented bedrooms, each offering good versatility for family living, guests or those requiring additional space for home working. The principal bedroom provides a comfortable and peaceful retreat, whilst the remaining bedrooms offer plenty of flexibility depending on the needs of the new owner.

The family bathroom has been beautifully remodelled and provides a luxurious space in which to relax. The room features a freestanding bath, separate walk-in shower and stylish vanity unit with integrated wash hand basin and useful storage.

The kitchen-diner forms the heart of the home, offering an excellent space for cooking, dining and entertaining. The kitchen is fitted with attractive cabinetry, complementary work surfaces and a useful breakfast bar, whilst a Rayburn adds a lovely touch of character, although this is not currently connected. A separate utility room provides further storage and plumbing for a washing machine, keeping the practical elements of everyday life neatly tucked away.

The property also benefits from a delightful sunroom, providing an additional reception space and a lovely connection with the garden. This versatile room could be enjoyed throughout the year and provides an ideal spot from which to appreciate the outdoor space. Completing the accommodation is a separate cloakroom/w.c., providing an additional convenience for both residents and guests.

The gardens wrap around the property, with the principal areas positioned to the side and rear. Predominantly laid to lawn and enclosed by established boundaries, the gardens offer a good degree of privacy and provide plenty of space for outdoor dining, entertaining or simply enjoying the Cornish sunshine.

The property also benefits from a driveway and garage, providing excellent off-road parking and valuable storage.



Changing Lifestyles

Steeped in history, legend and coastal charm, Tintagel is one of North Cornwall's most iconic destinations. Famous for its dramatic clifftop setting and links to the legend of King Arthur, the village attracts visitors from across the country while remaining a much-loved coastal community.

The rugged coastline offers spectacular sea views, scenic walks and easy access to the South West Coast Path, with Tintagel Castle standing proudly on the headland. The village itself provides a good selection of local amenities, including independent shops, cafés, restaurants, pubs and everyday conveniences.

Its position on the North Cornwall coast also makes it an excellent base for exploring some of the area's most beautiful beaches and coastal villages, with Bossiney Cove, Trebarwith Strand, Boscastle and Port Isaac all within easy reach. Nearby towns such as Camelford and Wadebridge provide further shopping, schooling and commercial facilities.

With its combination of spectacular coastline, rich history, village amenities and easy access to North Cornwall's beaches and countryside, Tintagel remains a highly desirable location for both permanent homes and holiday properties.

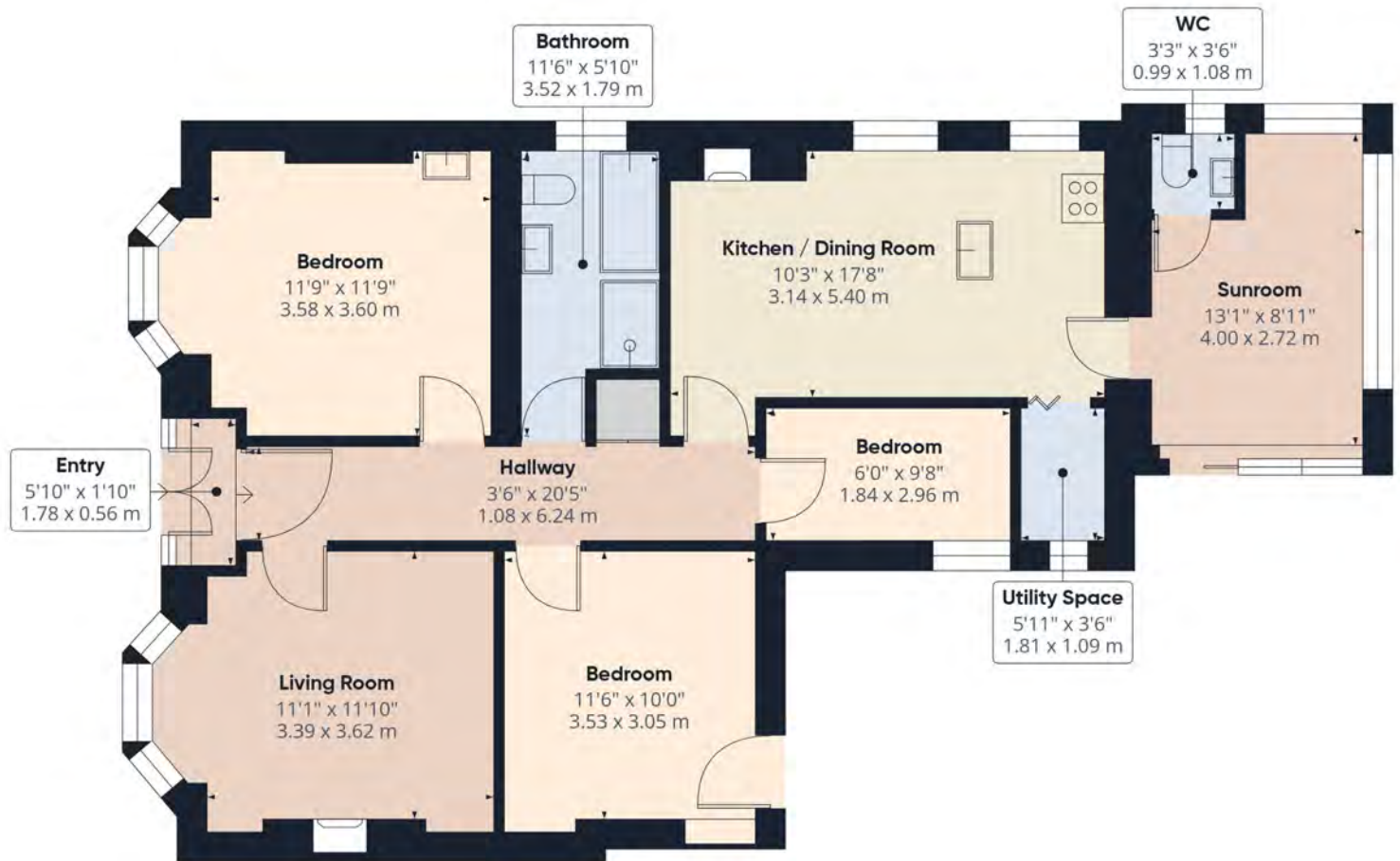


Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

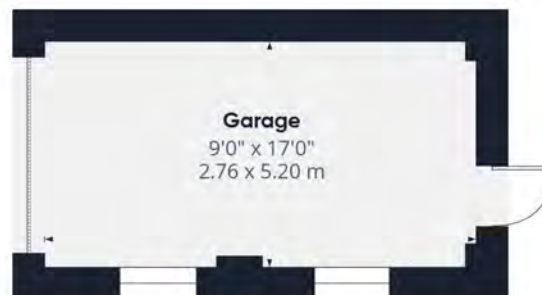
Virtual Tour:



Changing Lifestyles



Floor 0 Building 1



Floor 0 Building 2

Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01208 814055 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

PLEASE NOTE

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose.

We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.