



Bond
Oxborough
Phillips

Changing Lifestyles

2 Laura Close

Bossiney

PL34 0EB



BRITISH
PROPERTY
AWARDS

2025

★★★★★

GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Guide Price - £290,000



Changing Lifestyles

01208 814055

2 Laura Close, Bossiney, Tintagel, PL34 0EB

Spacious Coastal 3 Bedroom Bungalow with Beautiful Sea Views..



- Three-bedroom semi-detached bungalow
- Sought-after Bossiney, Tintagel location
- Spacious entrance hallway
- Generous living/dining room
- Bright sunroom with coastal views
- Modern family bathroom
- Useful separate utility/laundry room
- Ample parking and generous rear garden
- Council Banding - B
- EPC - D



Situated in the sought-after coastal area of Bossiney, Tintagel, 2 Laura Close is a well-presented semi-detached, three-bedroom bungalow offering generous and versatile accommodation, ample parking and a lovely rear garden enjoying peaceful views towards the coast.

Upon entering the property, you are welcomed into a large and useful entrance hallway, providing access to the principal rooms and giving a great sense of space from the outset.

To the left is a spacious double bedroom, while to the right is the well-equipped kitchen, which benefits from ample cupboard and worktop space together with an electric oven and hob. The kitchen provides direct access into the separate utility/laundry room, with a charming archway feature creating a pleasant connection between the two spaces. The utility room offers excellent additional space for a washing machine, tumble dryer and further storage.

Continuing through the property is the spacious and modern family bathroom, fitted with a bath and shower unit, providing a comfortable and practical space.

Towards the rear of the bungalow is the generous living/dining room, providing plenty of space for both relaxing and entertaining. From here, doors lead into the bright and welcoming sunroom, where you can sit and enjoy the peaceful outlook and coastal views.

From the living room, there is further access to a second generous double bedroom, as well as a smaller versatile room which could be used as a single bedroom, home office, dressing room or hobby space depending on your requirements.

Externally, the property continues to impress with ample parking to the front, while side access leads around to the rear garden. The garden is a lovely private space in which to enjoy the coastal surroundings, with a paved patio area immediately outside the sunroom, providing the perfect spot for outdoor dining or morning coffee. Beyond this is a generous lawned area, offering plenty of space for enjoying the garden and taking in the lovely coastal views.

Overall, this is a spacious and versatile bungalow in a fantastic coastal location, offering a wonderful opportunity for those looking for a permanent home, holiday retreat or investment in this highly desirable part of North Cornwall.



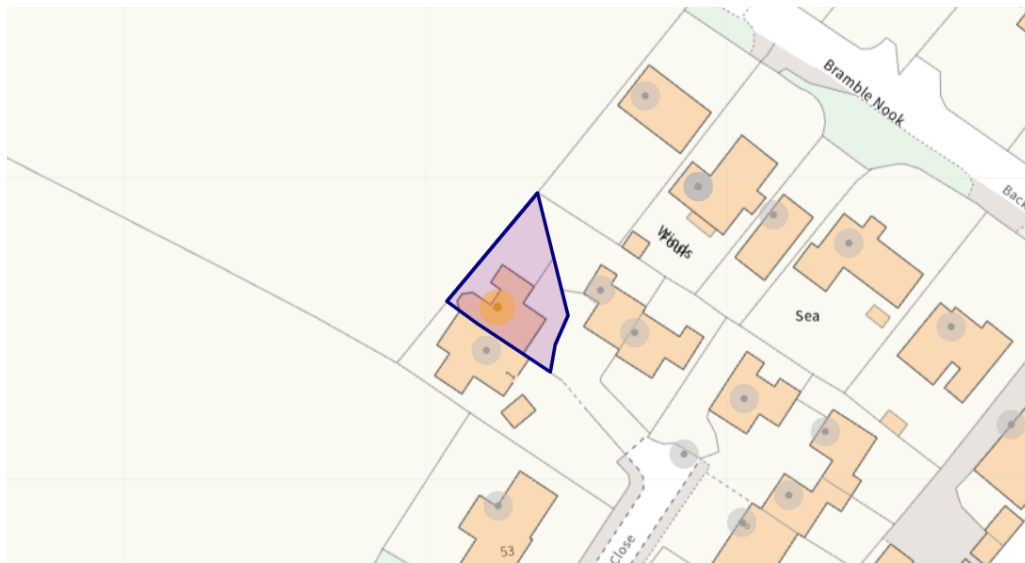
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Bossiney is a peaceful and highly sought-after hamlet situated just outside the historic village of Tintagel on Cornwall's dramatic north coast. Surrounded by beautiful countryside and within easy reach of the rugged coastline, the area is ideally positioned for those looking to enjoy a quieter way of life while still being close to local amenities.

Nearby Tintagel is steeped in history and is renowned for its spectacular coastal scenery, clifftop walks and links to the legend of King Arthur. The village offers a good selection of everyday amenities including shops, cafés, pubs, restaurants and local services, while the famous Tintagel Castle and stunning coastline are close at hand.

The surrounding area provides excellent opportunities for walking, cycling and enjoying the outdoors, with the South West Coast Path providing access to some of North Cornwall's most impressive coastal scenery. The nearby beaches and coves, including Bossiney Cove and Trebarwith Strand, are also popular with both locals and visitors.

For wider amenities, the towns of Wadebridge, Camelford and Bodmin are within easy reach, while the A39 provides access to other parts of North Cornwall and the wider county. With its combination of rural surroundings, historic charm and easy access to the coast, Bossiney and Tintagel offer an appealing setting for both permanent living and a Cornish retreat.



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



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.

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