Bond Oxborough Phillips

Changing Lifestyles

Tremorrab
Tintagel
PL34 0AE

BRITISH PROPERTY AWARDS 2025

GOLD WINNER

ESTATE AGENT IN WADEBRIDGE & ROCK



Starting Bid - £360,000







Tremorrab, Tintagel, PL34 0AE

Offered for sale via the Modern Method of Auction, Tremorrab presents a rare opportunity to acquire a substantial four-bedroom detached residence with a self-contained one-bedroom annexe, extensive garaging and workshop facilities.

- Substantial and versatile detached coastal residence
- Four bedrooms within the main residence
- Self-contained one-bedroom annexe with income potential
- Three generously proportioned reception rooms
- Spacious kitchen with adjoining utility room
- Principal bedroom with dedicated dressing room
- Substantial 25 ft. detached garage, workshop and separate store
- Established, low-maintenance garden with ornamental pond
- Ideal for multi-generational living
- Within easy reach of village amenities and spectacular coastal walks
- Offered For Sale via ***The Modern Method of Auction***
- Rare opportunity offering exceptional space and versatility
- Council Banding - D
- EPC - E







Tremorrab presents a rare opportunity to acquire a substantial and exceptionally versatile detached residence in the highly sought-after coastal village of Tintagel. The property combines generously proportioned accommodation with a self-contained annexe, extensive garaging and workshop facilities, making it particularly appealing to larger families, those seeking multi-generational living or purchasers looking to explore additional income opportunities.

Upon entering the property, a welcoming entrance hall provides access to the principal living accommodation. The ground floor boasts an impressive selection of reception rooms, including a spacious sitting room, a separate living room and a generous dining hall. Each room offers its own individuality and purpose, providing the perfect balance between comfortable everyday living, quieter spaces to relax and entertaining family and friends.

The well-proportioned kitchen is fitted with an extensive range of wall and base units, offering plentiful worktop and storage space, with room for a central dining table. An adjoining utility room provides further practicality, allowing the main kitchen to remain a sociable space within the home.

A particularly attractive feature of the ground floor is the inclusion of a double bedroom, dressing room and shower room. This arrangement provides excellent flexibility for those requiring single-level living, without compromising the generous reception accommodation elsewhere within the property.

Ascending to the first floor, three further bedrooms can be found, including an impressive principal bedroom with the added benefit of a dedicated dressing room. The remaining bedrooms are well suited to family members, visiting guests or those requiring a home office, whilst a family bathroom completes the first floor accommodation.

One of Tremorrab's most desirable and distinguishing features is its self-contained annexe. Comprising an open-plan kitchen and living area, double bedroom, shower room and separate WC, the annexe provides a fantastic degree of independence from the main residence. The well-appointed kitchen benefits from a comprehensive range of integrated appliances, including an induction hob, dishwasher, fridge with freezer compartment and oven/grill. Further enhancing the accommodation is its own dedicated air conditioning and heating system, providing year-round comfort and independent temperature control. Whether utilised for accommodating dependent relatives, hosting extended family or exploring holiday letting and supplementary income opportunities, subject to any necessary consents, this thoughtfully equipped additional accommodation significantly enhances the property's versatility and overall appeal.

Externally, Tremorrab enjoys a wonderfully established, low-maintenance garden, incorporating generous paved and gravelled seating areas, mature shrubs, planted borders and an ornamental pond. The garden provides several pleasant spaces to relax, entertain and enjoy alfresco dining, whilst a separate timber summerhouse offers further recreational or home-working potential.

The extensive outbuildings are another standout feature of this unique property. A substantial detached garage measuring approximately 25 ft. is complemented by a workshop and separate store, providing an exceptional amount of space for vehicle storage, motoring enthusiasts, hobbies or those requiring a dedicated workspace.

Auctioneers Comments:

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

Changing Lifestyles

Situated along the spectacular North Cornish coastline, Tintagel is a picturesque and historic village renowned for its dramatic coastal scenery, rugged cliffs and legendary connections to King Arthur. The village is home to the iconic Tintagel Castle, whilst the South West Coast Path provides access to some of Cornwall's most breathtaking coastal walks, secluded coves and beautiful beaches.

Tintagel offers a range of everyday amenities, including independent shops, cafés, restaurants, traditional public houses, convenience stores and a primary school, creating a welcoming community atmosphere throughout the year.

The neighbouring harbour village of Boscastle and the popular coastal destinations of Port Isaac and Trebarwith Strand are within easy reach, whilst the larger towns of Camelford and Wadebridge provide a more extensive range of shopping and leisure facilities.

Combining rich history, outstanding natural beauty and convenient local amenities, Tintagel offers an enviable coastal lifestyle, making it a desirable location for permanent residence or a holiday retreat.













Have a property to sell or let?

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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 recieve a referal 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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