



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Tye Ki  
Trewalder  
PL33 9ET



BRITISH  
PROPERTY  
AWARDS

2023

★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN WADEBRIDGE  
& ROCK



**Guide Price - £240,000**



Changing Lifestyles

01208 814055



# Tye Ki, Trewalder, Delabole, PL33 9ET



Set in the heart of Trewalder sits the quaint Tye Ki, a one bedroom home finished to a sleek standard throughout...

- Impressive One Bedroom Property
- Modern Family Bathroom
- Private Parking Space
- Spacious Living/Dining Room
- Practical Utility Space
- Private Rear Garden
- Great Investment Property
- Chain Free!
- Popular Rural Location
- Wood Burning Stove
- EPC - G



Tye Ki is a charming and characterful 1-bedroom cottage nestled in the heart of Trewalder, offering a wonderful blend of comfort, style, and outdoor living.

Upon entering the property, you're welcomed into a well-designed kitchen with plenty of worktop space. French doors provide seamless access to a private rear courtyard, creating an ideal setting for outdoor dining and relaxation.

The open-plan living and dining area is the heart of the home, featuring a cosy wood-burning stove that adds warmth and character. This space is perfect for socialising and enjoying quality time with friends and family. Adjacent to the living area, a practical utility room offers convenient storage for white goods, helping to keep the main living spaces clutter-free.

Upstairs, you'll find a spacious family-sized bathroom, complete with a bath and shower unit, basin, and WC. The master bedroom is a tranquil retreat, boasting a Velux window, double window, and charming ceiling beams that add character to the room.

Externally, the property benefits from a generous courtyard, complete with a raised decking area and a summer house – a wonderful spot for enjoying the outdoors. An additional patch of garden space further extends the outdoor living area. Private parking for one vehicle is also provided.

Tye Ki offers a fantastic opportunity as a holiday let or a cosy bolt hole, with its superb location, characterful features, and inviting outdoor space. A viewing is highly recommended to fully appreciate the charm and potential of this delightful cottage.



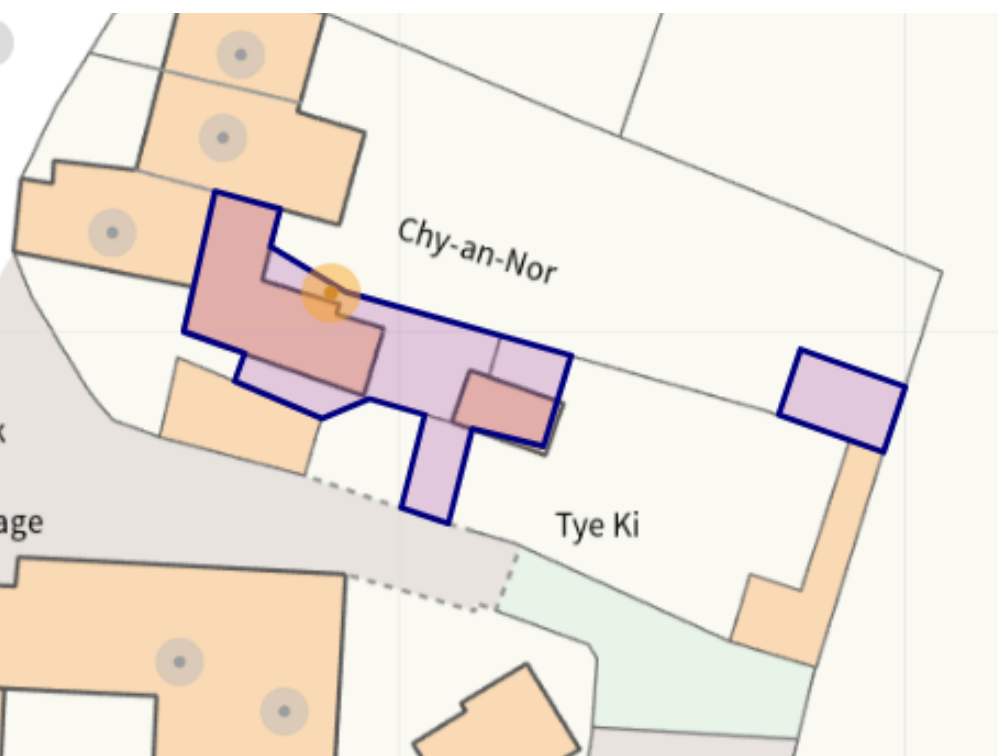


# Changing Lifestyles

Trewalder is a peaceful and charming village nestled in the beautiful Cornish countryside, offering a serene escape from the hustle and bustle of modern life. Surrounded by lush, rolling fields and scenic rural landscapes, this quiet village provides the perfect setting for those seeking tranquility and natural beauty.

Trewalder is just a short drive from the stunning Trebarwith Strand, a picturesque beach known for its dramatic cliffs, golden sands, and excellent tidal pools. The village's location also places you within easy reach of the nearby town of Camelford, where you'll find a variety of local shops, pubs, and amenities.

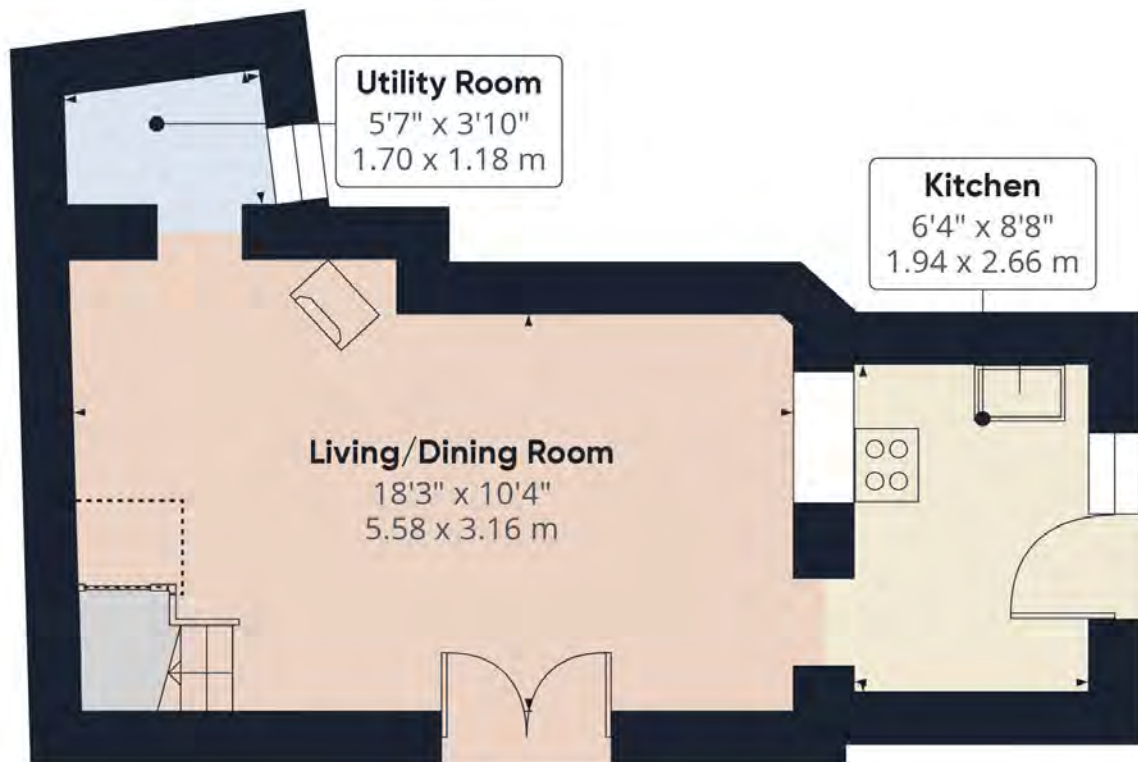
With its peaceful atmosphere and close proximity to some of Cornwall's most scenic coastline, Trewalder offers the ideal balance of rural charm and easy access to coastal adventures. Whether you're looking for a quiet retreat or to explore the breathtaking surroundings, Trewalder is the perfect place to call home.



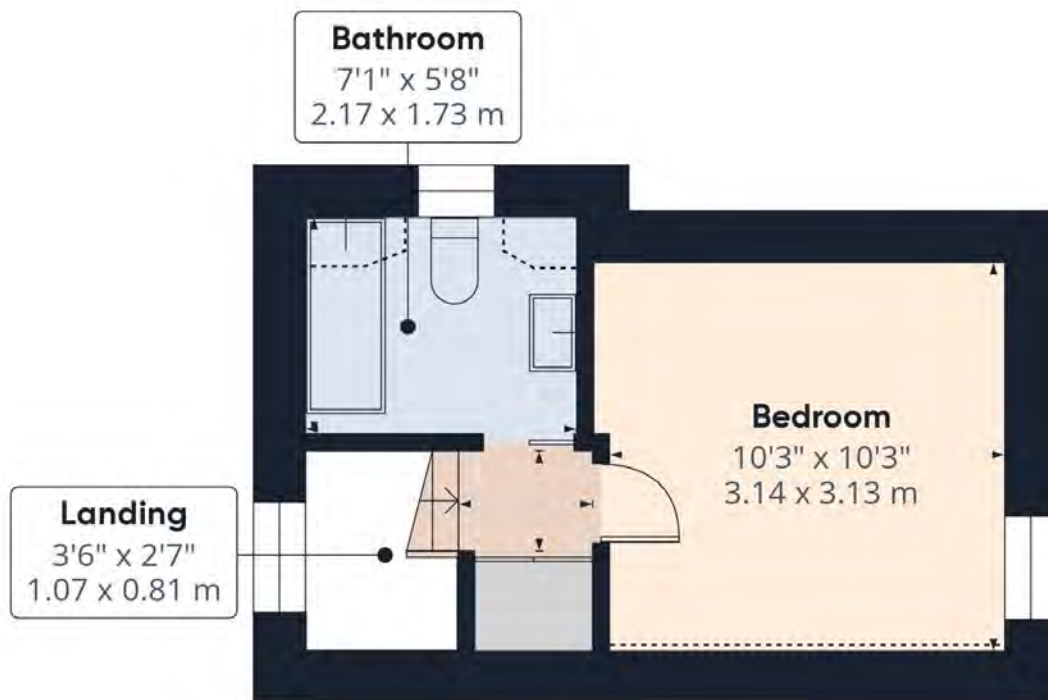
Please do not hesitate to contact  
the team at  
Bond Oxborough Phillips  
Sales & Lettings on  
**01208 814055**  
for more information or to  
arrange an accompanied viewing  
on this property.

Scan here for  
our Virtual Tour:





Floor 0



Floor 1

## 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.

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