



Bond
Oxborough
Phillips

Changing Lifestyles

Kynance
Tintagel
PL34 0BT



BRITISH
PROPERTY
AWARDS

2023

★★★★★

GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £465,000



Changing Lifestyles

01208 814055

Kynance, Tintagel, PL34 0BT



Kynance, Tintagel – A Stunning Coastal Bungalow with Spacious Interiors and Exceptional Outdoor Living

- Impressive Detached Modern Bungalow
- Family Bathroom & Master En-Suite
- Stunning Rural Views
- Large Open Plan Kitchen/Dining/Living Room
- Potential Loft Conversion (subject to correct permissions)
- Private Rear Garden
- Private Parking for Multiple Vehicles
- Popular Coastal Location!
- Chain Free!
- Council Banding - D
- EPC - C



Located just a short walk from the historic village of Tintagel and the picturesque Bossiney Cove, Kynance is a beautifully presented three-bedroom detached bungalow offering generous living space, modern finishes, and a peaceful setting within one of North Cornwall's most sought-after coastal locations.

Upon entering the property, you're greeted by a bright and expansive hallway, immediately setting a stylish, contemporary tone. To the right, a versatile third bedroom offers ample space—perfect as a guest room, home office, studio, or playroom.

Turning left from the hallway, you'll find two further bedrooms, including the impressive master suite. This light-filled room boasts dual-aspect windows, built-in wardrobes, and a private en-suite bathroom, providing comfort and privacy in equal measure. The second bedroom is also generously sized and includes built-in storage.

The hallway is flooded with natural light thanks to multiple skylights, enhancing the sense of space and luxury. A well-appointed family bathroom features a WC, basin, and a full-size bath with overhead shower—ideal for daily use or accommodating guests.

At the heart of the home lies the show-stopping open-plan kitchen, dining, and living area. With its vaulted ceiling, large sliding doors, and generous layout, this space is perfect for both entertaining and everyday family life. The modern kitchen is a chef's dream, offering ample storage, integrated appliances, and a sociable layout that opens onto the dining and living areas. Just off the kitchen is a practical utility room with plumbing for white goods, additional storage, and side access to the garden.

One of the hidden highlights of Kynance is the extremely spacious loft, complete with Velux windows. Already benefitting from natural light, it presents an exciting opportunity for conversion (subject to planning), whether as an additional bedrooms, office, or studio.

Outside, the property continues to impress with private parking for multiple vehicles, a covered front porch, side access, and a mature rear garden. The garden features a mix of lawn and patio areas, perfect for outdoor dining or relaxing while enjoying stunning rural views. A shed provides handy external storage.

Whether you're seeking a full-time residence, holiday home, or investment, Kynance offers the perfect blend of coastal living, modern comfort, and versatile space—all within easy reach of Cornwall's breathtaking coastline.

Viewing is highly recommended to truly appreciate all that this exceptional property has to offer.



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Perched on the dramatic north coast of Cornwall, Tintagel is a village where myth and natural beauty intertwine. Famed for the ruins of Tintagel Castle, dramatically set atop sea-battered cliffs, the area is deeply rooted in Arthurian legend, with sites like Merlin's Cave nestled beneath the rocky outcrop. Just a short walk along the coastal path lies the secluded Bossiney Cove, a hidden gem known for its golden sand, turquoise waters, and striking cliff formations—often missed by the casual traveler. This proximity adds a tranquil, almost secretive charm to Tintagel's rugged, historic allure. With its mix of wild landscapes, ancient ruins, and close ties to folklore, Tintagel offers an unforgettable glimpse into both Cornwall's past and its enduring magic.

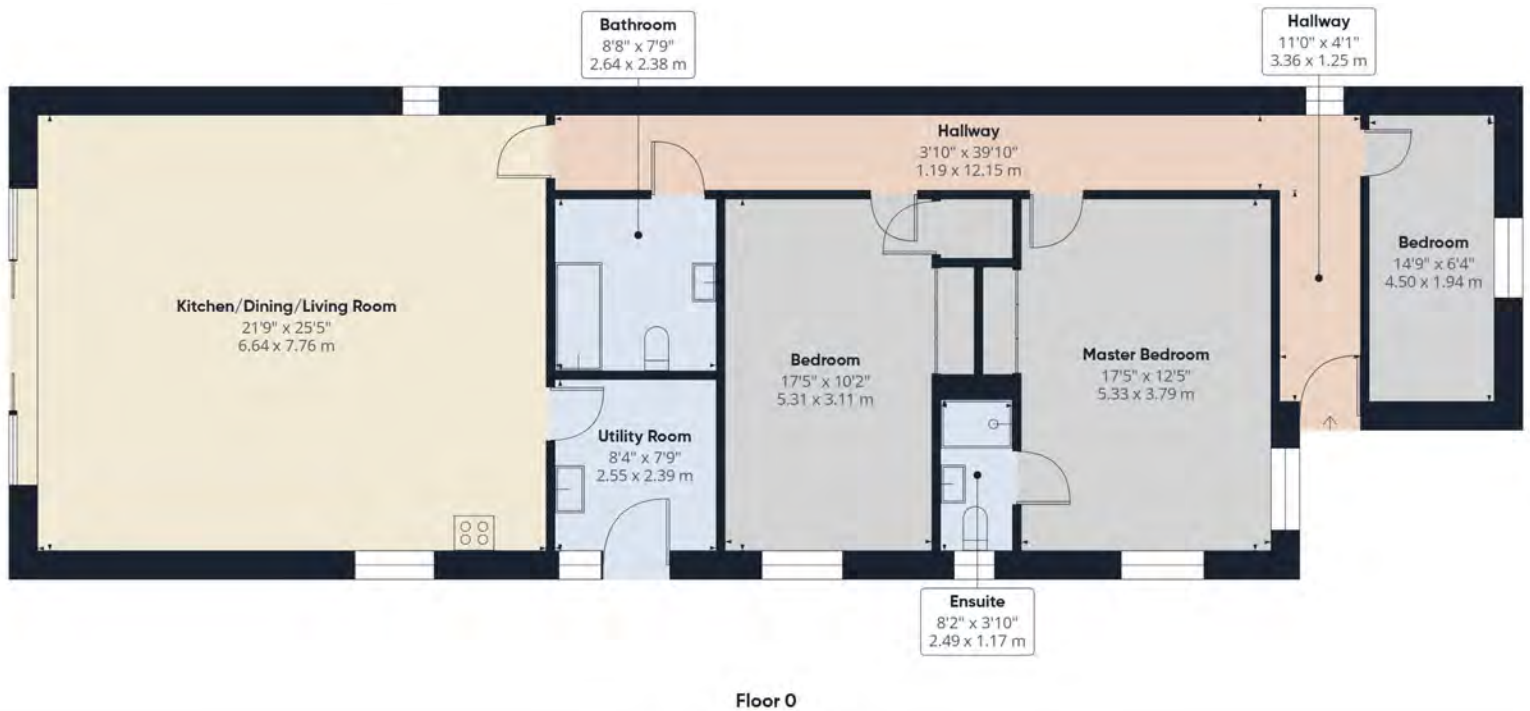


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on this property.

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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 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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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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