



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

# West Cliff, Atlantic Road Tintagel PL34 0DE



BRITISH  
PROPERTY  
AWARDS

2023

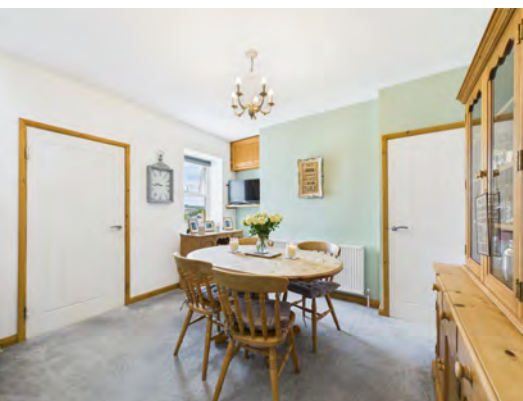
★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN WADEBRIDGE  
& ROCK



## Guide Price - £425,000



Changing Lifestyles

01208 814055



# West Cliff, Atlantic Road – A Stylish Three-Bedroom Dormer Bungalow in a Prime Seaside Village Location



- Impressive Detached Dormer Bungalow
- Family Bathroom & Master En-Suite
- Stunning Views
- Open Plan Kitchen- Diner
- Practical Utility Room
- Private Rear Garden
- Off-Road Parking
- Popular Village Location
- EPC - F
- Council Banding- C



Positioned on the sought-after Atlantic Road, West Cliff is a beautifully presented three-bedroom dormer bungalow offering spacious and versatile living in the heart of the village.

This charming home combines comfort and style, ideal for both permanent living or as a coastal retreat.

The ground floor features a generous living room with a cosy log burner, perfect for relaxing evenings, and a bright, open-plan kitchen/dining area ideal for entertaining. From the living room, enjoy glimpses of the sea, adding to the home's coastal charm. To the rear, there is a practical utility space with back access to the private garden, as well as further access directly from the kitchen.

Also on the ground floor is the impressive master bedroom, complete with built-in storage and a private en suite bathroom, offering a perfect balance of convenience and privacy.

Upstairs, the property offers two further double bedrooms and a sleek, modern family bathroom – ideal for guests or family living. The dormer windows at the rear provide far-reaching countryside views, creating a peaceful and scenic backdrop.

Externally, West Cliff benefits from off-road parking and a private rear garden with decking – a tranquil outdoor space that also enjoys stunning rural views. The property is located within close proximity to the South West Coast Path, making it perfect for walkers and nature lovers.

This is a fantastic opportunity to secure a well-proportioned home in one of the village's most desirable locations, just a short distance from local amenities and some of North Cornwall's most picturesque coastal walks.





# Changing Lifestyles

Tintagel is a historic and atmospheric coastal village on Cornwall's rugged north coast, famed for its dramatic cliffs, breathtaking sea views, and rich Arthurian legend. At its heart lies the iconic Tintagel Castle, steeped in myth as the birthplace of King Arthur, drawing visitors from around the world. The village offers a charming mix of traditional pubs, independent shops, and cafés, all set against a backdrop of wild coastline and sweeping countryside. With access to the South West Coast Path and several stunning beaches nearby, Tintagel is a popular destination for walkers, history lovers, and those seeking a peaceful slice of Cornwall's heritage and natural beauty.



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

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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.

### 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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