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Phillips

Changing Lifestyles

33 The Butts
Tintagel
PL34 0AT



BRITISH
PROPERTY
AWARDS

2023

★★★★★

GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £270,000



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01208 814055

33 The Butts, Tintagel, PL34 0AT



An Immaculate and Stylish 2-Bedroom Home with Stunning Sea and Countryside Views in the Heart of Tintagel

- Beautifully presented 2 double bedroom home
- Extended mid-terrace in popular North Cornwall village
- Spacious lounge with woodburner
- Parking for two vehicles
- Bright sun room with stunning sea and countryside views
- Modern Fitted Kitchen
- Popular Coastal Location
- Council Banding - B
- EPC - E



Tucked away in the heart of a sought-after North Cornwall village, 33 The Butts is a beautifully presented two-bedroom home that perfectly blends character, comfort, and stunning countryside views.

With stylish interiors, a sun-filled extension, and a garden that opens out to panoramic vistas of rolling fields and the sea beyond, this property offers the ideal escape—whether you're seeking a peaceful full-time residence or a relaxing coastal retreat.

Step inside through the UPVC front door and you're greeted by a bright entrance hall with practical storage under the stairs. From here, the home opens into a spacious lounge and dining area, featuring warm oak laminate flooring, a charming woodburner set on a slate hearth, and large windows that fill the space with natural light. This room flows effortlessly into the sun room at the rear, where wide sliding glass doors frame truly spectacular views, creating the perfect space to unwind or entertain.

The modern fitted kitchen is both stylish and functional, offering a range of integral appliances including a fridge/freezer, electric oven with gas hob, extractor fan, and dishwasher. A Belfast sink, Velux window, and views through to the sun room add to its bright and welcoming atmosphere. A UPVC door leads directly out to the rear garden, further enhancing the indoor-outdoor living experience.

Upstairs, the landing is lit by dual windows, and a loft hatch provides access to a fully boarded loft room via a pull-down ladder. The contemporary shower room features a double shower, heated towel rail, and built-in storage. Both double bedrooms are positioned at the rear of the property to take full advantage of the stunning sea and countryside views. The main bedroom includes a fitted wardrobe and extra built-in storage, while the second bedroom also enjoys generous space and built-in cupboard.

Outside, the front of the property offers parking for two vehicles and a path to the main entrance. The rear garden is a standout feature—beginning with a decked terrace perfect for outdoor dining, then continuing through a lush space filled with mature trees, shrubs, and a lawned area. At the top of the garden, a peaceful seating spot captures incredible open views toward the sea and headland. A solid shed with power, water, and light offers additional functionality. The property also benefits from a right of way across the neighbouring garden for convenient access to the front.

With its immaculate presentation, spacious layout, and truly breathtaking views, 33 The Butts is a home that offers far more than meets the eye. Early viewing is strongly recommended.



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Set on Cornwall's rugged north coast, Tintagel is a village steeped in myth, history, and breathtaking natural beauty. Best known for its dramatic clifftop ruins of Tintagel Castle—linked to the legend of King Arthur—this iconic location draws visitors from around the world, yet retains a strong sense of local community and Cornish charm.

The village offers a range of amenities including independent shops, cafés, pubs, and restaurants, alongside essential services such as a post office, primary school, and medical centre. Its picturesque coastal setting provides access to miles of scenic walks along the South West Coast Path, with striking views over rocky coves, hidden beaches, and the wild Atlantic Ocean.

Nearby destinations such as Boscastle, Port Isaac, and Padstow offer further attractions, while larger towns like Wadebridge and Bude provide wider shopping and schooling options. Despite its tranquil feel, Tintagel is well connected by road, making it an excellent base for exploring Cornwall's north coast and beyond.

Whether you're drawn by the dramatic coastline, the legendary history, or the peaceful village lifestyle, Tintagel offers a truly unique 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.

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Floor 0 Building 1



Floor 1 Building 1



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