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Oxborough
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Changing Lifestyles

36 The Butts
Tintagel
PL34 0AT



BRITISH
PROPERTY
AWARDS

2023

★★★★★

GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £225,000



Changing Lifestyles

01208 814055

36 The Butts, Tintagel, PL34 0AT



A beautifully presented bungalow with countryside and sea views in a peaceful coastal setting.

- Well presented 2 double bedroom bungalow
- Quiet cul-de-sac location on the edge of a popular coastal village
- Light-filled living room leading to spacious garden room
- Stunning countryside and distant sea views
- Modern fitted kitchen with integrated appliances
- Two generous double bedrooms, one with feature fireplace, one with built-in wardrobes
- Utility area with space for laundry appliances
- Private, sunny rear garden with courtyard area
- Timber shed and additional tool store
- Section 157 local occupancy restriction
- Council Banding - A
- EPC - E



Tucked away in a peaceful cul-de-sac on the edge of a popular coastal village, 36 The Butts is a beautifully presented two-bedroom bungalow that combines comfort, style, and spectacular views, offering a perfect retreat near the North Cornish coast.

Step inside through the front door and you're greeted by a bright entrance porch, an ideal spot to shake off sandy shoes or hang coats after a day at the beach. This leads into a welcoming hallway with a calm, airy feel and generous built-in storage.

At the front of the home are two light-filled double bedrooms. The main bedroom enjoys a lovely feature fireplace with granite detailing, adding a touch of charm and character, while the second bedroom includes full-height built-in wardrobes, making great use of the space and providing ample storage. Moving further into the home, the modern shower room is finished to a high standard with a large walk-in shower, vanity basin, low-flush W.C., and heated towel rail, offering both functionality and comfort.

Next is the well-designed kitchen, which is fitted with a contemporary range of units, integrated appliances, and plenty of worktop space for meal preparation. There's also room for a dishwasher and a fridge-freezer, making the space both practical and social.

The living room is truly the heart of the home, offering a warm and inviting atmosphere. Stylishly finished and generously sized, it's the perfect place to relax or entertain. With French doors opening directly into the garden room, the living space feels connected to the outdoors, drawing in natural light and extending the room visually. Whether you're unwinding with a good book or enjoying a cosy evening in, this is a space designed for comfort and connection.

Flowing seamlessly from the living room, the garden room is a standout feature of the property. Bright and versatile, it's currently arranged to offer a dining area and utility space. Large sliding doors open onto the garden, while the room also frames far-reaching views over the countryside with glimpses of the sea in the distance, creating a peaceful and scenic setting.

Step outside and the rear garden continues to impress. A covered veranda runs the width of the property, complete with a built-in bar, making it ideal for outdoor dining and entertaining. Beyond the veranda is a private, sunny courtyard with mature planting, a timber shed, and an additional tool store, all enclosed with gated access to the front. To the front of the bungalow, off-road parking is provided via a private driveway, bordered by a low-maintenance gravelled area and mature shrubs, enhancing the home's kerb appeal.

Please note, the property is subject to a Section 157 rural restriction, meaning purchasers must have lived or worked in Cornwall for the last three years, and the home cannot be used as a holiday let. This makes it a rare and valuable opportunity for local buyers looking for a permanent residence close to the coast.





Tintagel is one of North Cornwall's most iconic and atmospheric coastal villages, steeped in legend, natural beauty, and rich heritage. Famous for its dramatic cliffs, castle ruins, and links to the legend of King Arthur, Tintagel is a magnet for those seeking a lifestyle surrounded by history, scenery, and the rugged beauty of the Atlantic coastline.

The village itself offers a welcoming community feel with a range of local shops, pubs, cafés, and essential amenities, making it a charming yet practical place to call home or enjoy as a retreat. Tintagel Primary School and good local transport links connect the village to nearby towns such as Camelford and Wadebridge, with the A39 providing access further afield.

One of the true highlights of the area is Bossiney Cove, a stunning and secluded beach just a short distance from the village. This hidden gem, tucked between dramatic cliffs and reached via a scenic coastal path, offers crystal-clear waters, soft sands, and a peaceful atmosphere perfect for swimming, picnicking, or simply soaking up the wild Cornish coastline.

For walkers and outdoor enthusiasts, the South West Coast Path runs directly through Tintagel, offering breathtaking walks to nearby coastal spots like Rocky Valley, Trebarwith Strand, and further along to Port Isaac and beyond.

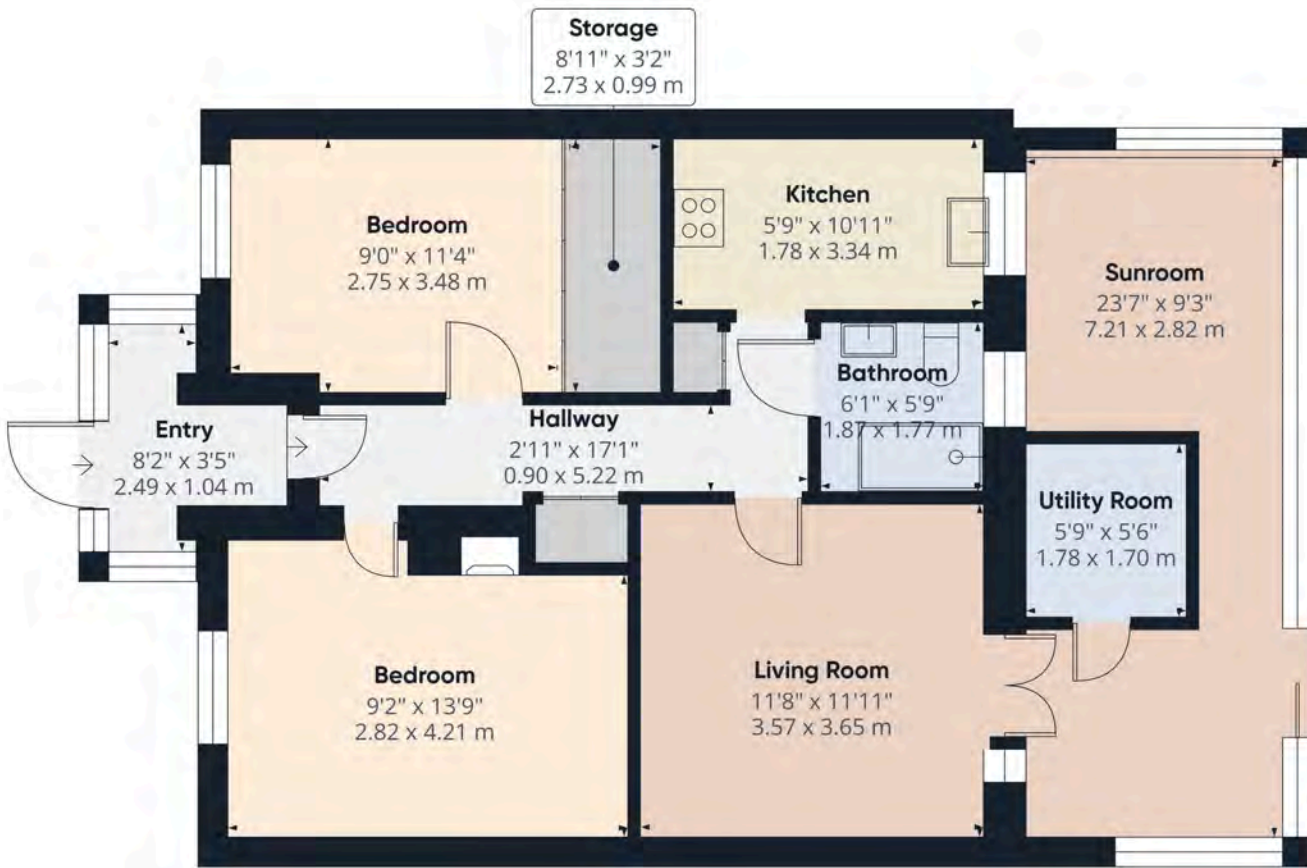
With its combination of myth, landscape, and lifestyle, Tintagel offers a truly unique setting — ideal for those seeking the charm of village life with the sea always in sight.



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:





Approximate total area⁽¹⁾
835 ft²
77.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

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