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*Changing Lifestyles*

36 The Butts

Tintagel

PL34 0AT



BRITISH  
PROPERTY  
AWARDS

2023



**GOLD WINNER**

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**Offers Over - £205,000**



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 sought-after coastal village, 36 The Butts offers a beautifully presented two-bedroom bungalow where comfort, style, and coastal living come together effortlessly.

With sea views and Bossiney Cove, one of North Cornwall's best hidden coves, just around the corner, this is a home that perfectly captures the essence of life by the coast.

Step through the front door into a bright entrance porch, ideal for kicking off sandy shoes after a day by the sea, before moving into a welcoming hallway that immediately sets a calm and airy tone. Clever built-in storage keeps everything neatly tucked away, allowing the space to feel open and uncluttered.

At the front of the property, two generous double bedrooms are filled with natural light. The main bedroom is particularly charming, featuring a granite fireplace that adds warmth and character, while the second bedroom benefits from full-height built-in wardrobes, offering excellent storage without compromising on space.

Continuing through, the modern shower room has been thoughtfully finished with a large walk-in shower, sleek vanity basin, low-flush W.C., and a heated towel rail, a space that blends practicality with a touch of everyday luxury.

The kitchen is well laid out and stylishly appointed, with a contemporary range of units, integrated appliances, and ample worktop space. There's also room for additional appliances, making it as functional as it is inviting, perfect for both everyday living and entertaining.

At the heart of the home lies the living room, a warm and inviting space designed for relaxation. Generously proportioned and beautifully presented, it flows seamlessly through French doors into the garden room, creating a wonderful connection between indoor and outdoor living while allowing natural light to pour in.

The garden room is a true highlight, bright, versatile, and perfectly positioned to take in far-reaching countryside views with glimpses of the sea beyond. Currently arranged as a dining and utility space, it offers flexibility to suit a variety of lifestyles, with large sliding doors opening directly onto the garden and inviting the outside in.

Step out to the rear and you'll find a garden designed for both enjoyment and ease. A covered veranda spans the width of the property, complete with a built-in bar, an ideal setting for outdoor dining or entertaining with friends. Beyond lies a private, sunny courtyard with mature planting, a timber shed, and a useful tool store, all enclosed for privacy with gated access to the front.

To the front of the property, a private driveway provides off-road parking, complemented by a low-maintenance gravelled area and established shrubs that enhance the home's kerb appeal.

It's worth noting that the property is subject to a Section 157 rural restriction, meaning purchasers must have lived or worked in Cornwall for the past three years, and the home cannot be used as a holiday let. This makes it a fantastic opportunity for local buyers seeking a permanent residence in a truly special coastal setting.

With its thoughtful layout, stylish finish, sea views, and proximity to one of North Cornwall's most picturesque hidden coves, 36 The Butts is a home that offers not just a place to live, but a lifestyle to enjoy.

Excellent opportunity for first-time buyers, downsizers or retirees. Tucked away in a peaceful cul-de-sac on the edge of a popular coastal village, 36 The Butts is a well presented two-bedroom bungalow that combines comfort, style and spectacular views, offering a perfect retreat for those seeking a permanent coastal home in Tintagel. Just a ten-minute walk from the South West Coast Path, with a convenient local bus connection at the end of the road, the property is ideally positioned for easy access to the coastline and surrounding area, also being approximately a twenty minute walk to the local primary school.



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.

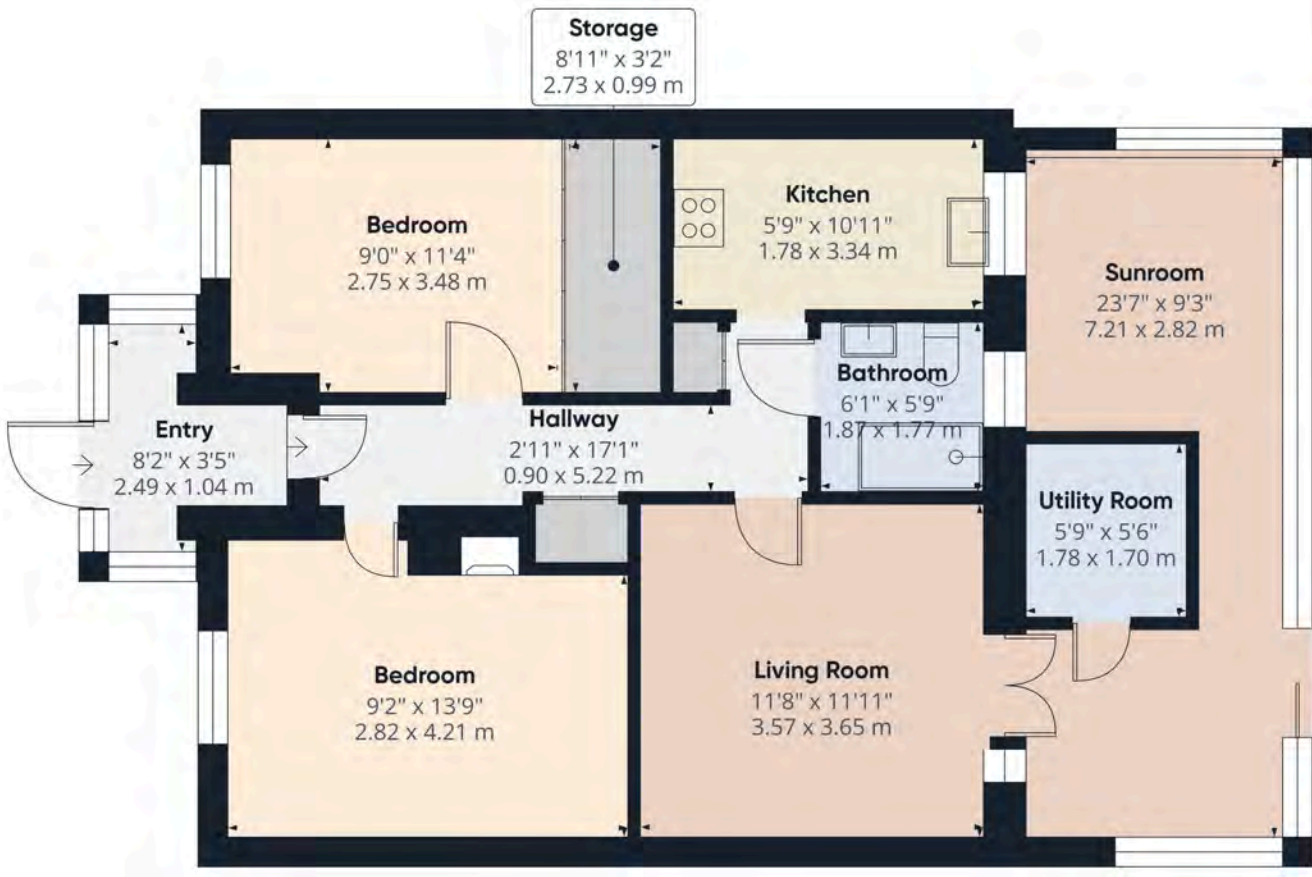
With its combination of myth, landscape, and lifestyle, Tintagel offers a truly unique setting — ideal for those seeking the charm of village life with the sea always in sight.



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<sup>(1)</sup>  
835 ft<sup>2</sup>  
77.5 m<sup>2</sup>

(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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**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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