



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

2 Westground Way

Tintagel

PL34 0BH



BRITISH  
PROPERTY  
AWARDS

2025



**GOLD WINNER**

ESTATE AGENT IN  
WADEBRIDGE & ROCK



**Guide Price - £315,000**



Changing Lifestyles

01208 814055

# 2 Westground Way, Tintagel, PL34 0BH



Stylish detached coastal bungalow with bright open-plan living, private gardens and parking, just moments from the stunning coastline at Bossiney Cove.

- Stylish two-bedroom detached modern bungalow
- Open-plan living and dining space with a bright, sociable layout
- Contemporary kitchen with integrated appliances and good storage
- Front porch/conservatory ideal for coats, shoes and extra space
- Two double bedrooms, both overlooking the rear garden
- Principal bedroom with built-in storage
- Separate utility space for white goods and additional storage
- Private driveway parking for multiple vehicles
- Well-maintained gardens with patio, lawn and raised decking
- Short walk to village amenities and the coastline
- Close to the beautiful Bossiney Cove
- Council Banding - C
- EPC - D



Situated within the popular coastal village of Tintagel and within easy reach of the nearby hamlet of Bossiney, this stylish two-bedroom detached bungalow at Westground Way offers a modern and thoughtfully arranged home with bright, sociable living spaces.

Upon arrival, entry is gained via a welcoming front porch/conservatory, providing an excellent practical space for removing shoes, storing coats and creating a pleasant transition into the home. From here, you are immediately welcomed into the impressive open-plan living and dining area. This contemporary space forms the true heart of the home, filled with natural light and finished with a fresh, trendy feel that sets the property apart from the more traditional layouts often found in similar bungalows.

The room provides clearly defined areas for both relaxing and dining, offering ample space for a comfortable living area alongside a dining table, making it an ideal setting for both everyday living and social occasions. The kitchen flows seamlessly from this space, blending perfectly with the open-plan layout. It features modern integrated appliances, generous worktop space and a good range of storage, creating a practical yet stylish environment for cooking and entertaining.

Moving on from the main living area, an L-shaped hallway provides access to the remainder of the accommodation. Here, two well-proportioned double bedrooms can be found, both enjoying pleasant views over the rear garden. The principal bedroom is a particularly attractive space, offering built-in storage and ample room for a large bed and additional furnishings.

A family bathroom is positioned off the hallway and is fitted with a bath complete with shower unit, WC and wash basin. Completing the internal accommodation is a useful utility space, ideal for housing white goods while also providing additional storage. At the end of the hallway, the property's front door can be found, although this is currently used more as a convenient side access point.

Externally, the bungalow occupies a rectangular plot with attractive and well-maintained outdoor spaces. To the front, there is a mature lawn area alongside private parking for multiple vehicles. The driveway is partly concrete screed and partly finished with stylish chippings, giving the property a modern and well-presented appearance.

Side access along the left-hand side of the property leads through to a patio area which wraps around the rear of the bungalow. The rear garden offers a lawn bordered by flowers and shrubs, creating a colourful and inviting outdoor space. A raised decking area provides a home for a garden shed, while a cleverly designed storage area discreetly houses the bins. The current owners particularly note that the side garden acts as a real sun trap and offers an excellent degree of privacy.

A viewing is highly recommended to fully appreciate this stylish and well-designed home, ideally positioned just a short walk from the amenities of Tintagel village and the stunning coastline at Bossiney Cove — widely regarded as one of Cornwall's most secluded and beautiful coves.

# Changing Lifestyles

Situated on the dramatic North Cornwall coastline, the property enjoys a superb position in the parish of Tintagel, an area steeped in history and surrounded by some of the county's most breathtaking coastal scenery. The nearby hamlet of Bossiney lies just to the north of Tintagel village and offers a peaceful setting while remaining within easy reach of everyday amenities.

Westground Way is a well-regarded residential area positioned between Tintagel and Bossiney, enjoying close proximity to the spectacular North Cornish coastline. The area is particularly well placed for access to the renowned Tintagel Castle, a historic landmark famously associated with the legends of King Arthur, as well as the striking coastal paths that form part of the South West Coast Path.

Bossiney Cove, with its dramatic cliffs and secluded beach, is just a short distance away, offering wonderful opportunities for walking, wildlife spotting and enjoying the rugged beauty of the North Cornish coast. Tintagel village itself provides a range of local shops, cafés, pubs and primary schooling, making it a popular location for both full-time residents and those seeking a coastal retreat.

The wider area offers easy access to other picturesque North Cornwall destinations including Boscastle, Port Isaac and Wadebridge, while larger towns such as Bodmin provide a broader range of shopping, schooling and transport links.

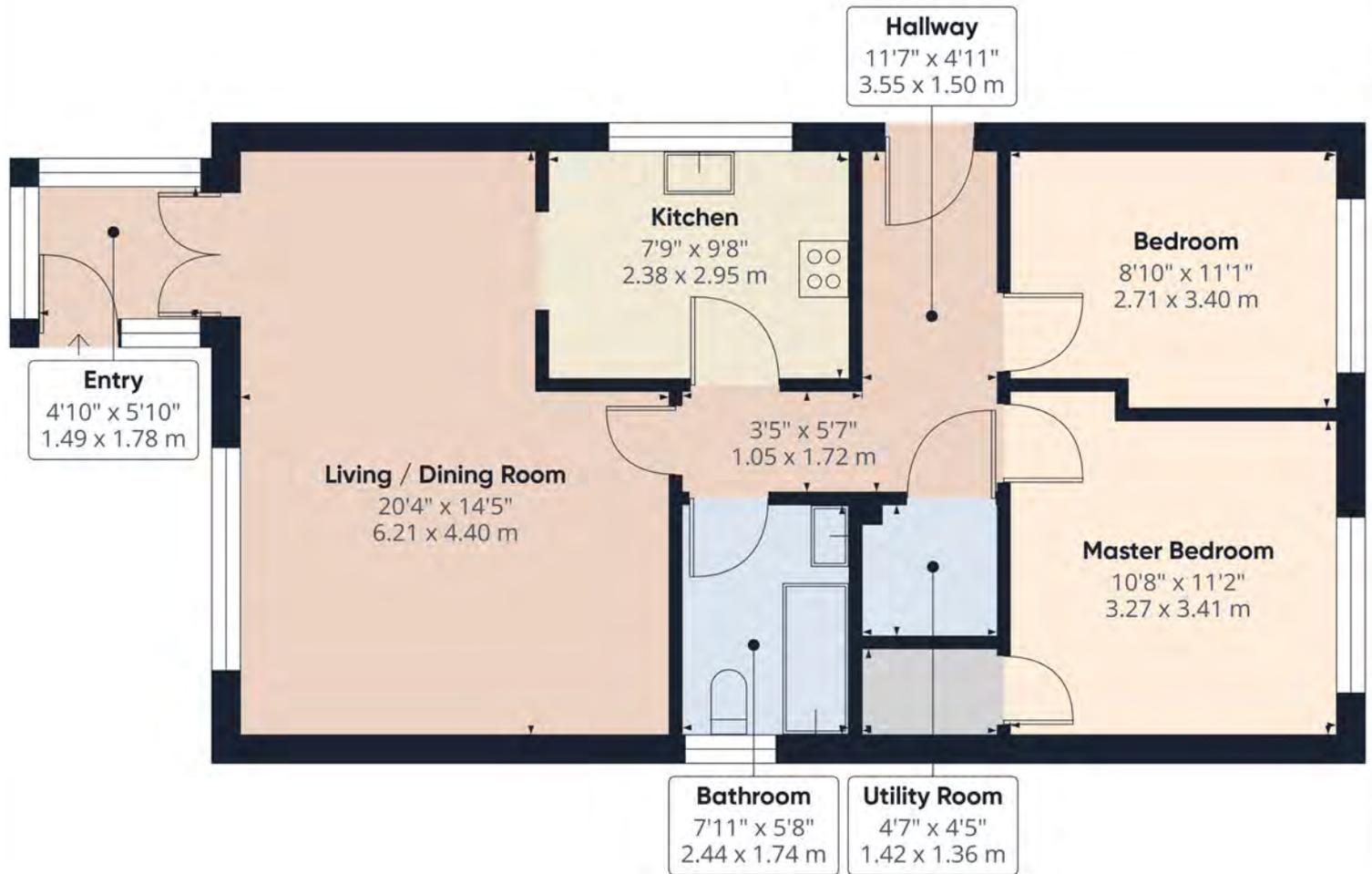


Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

Virtual Tour:



# Changing Lifestyles



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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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