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Oxborough
Phillips

Changing Lifestyles

31 The Butts

Tintagel

PL34 0AT



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Guide Price - £285,000



31 The Butts, Tintagel, PL34 0AT



A well-positioned three-bedroom coastal home in Tintagel, offering generous living space, private parking, and breathtaking panoramic sea views just moments from the North Cornwall coast.

- 3-bedroom mid-terrace home
- Sought-after residential location in Tintagel
- Far-reaching panoramic sea views to the rear
- Spacious open-plan living / dining room
- Well-proportioned kitchen with ample storage and worktop space
- Principal bedroom with built-in wardrobe space
- Stunning rear aspect with panoramic sea views
- Generous rear garden
- Immediate patio area ideal for outdoor dining
- Private front gated resin driveway
- Off-road parking
- Coastal position!
- Short walk to coastal paths and local amenities
- Council Banding - D
- EPC - D



Situated within the sought-after residential area of Tintagel and just a short stroll from the stunning North Cornwall coastline, 31 The Butts is a well-presented three-bedroom mid-terrace home offering practical living, coastal charm, and far-reaching sea views.

Upon entering the property, you are welcomed into a useful entrance cloakroom extension, providing an ideal space for coats, shoes and everyday storage. From here, the home opens into a generous open-plan living and dining room, a bright and sociable space designed for both relaxation and entertaining. French doors open directly onto the rear garden, seamlessly connecting indoor and outdoor living, while also allowing plenty of natural light to fill the room.

The ground floor also benefits from a well-proportioned kitchen, offering ample cupboard and worktop space along with plumbing for both a washing machine and dishwasher, making it a highly functional and practical area for everyday use.

Upstairs, the property continues to impress with three bedrooms, all well arranged for family living or guest accommodation. The principal bedroom is particularly spacious, featuring built-in wardrobe storage and plenty of room for larger furnishings. From the rear rooms, there are truly spectacular far-reaching panoramic sea views across the North Cornish coastline, providing a constant reminder of the property's exceptional coastal position and proximity to the sea.

The first floor is completed by a family bathroom with bath and shower over, along with a separate adjacent W.C., offering convenience for modern family life.

Externally, the property enjoys a generous rear garden, beginning with an immediate patio area ideal for outdoor dining and entertaining. Further down the garden, there is a large shed and a useful lean-to block store, providing excellent outdoor storage options.

To the front, the home benefits from a smart private gated resin driveway, adding both kerb appeal and practicality with off-road parking.

A well-located coastal home with superb views, generous outdoor space and strong everyday functionality, 31 The Butts presents an excellent opportunity to enjoy life on the North Cornwall coast. A viewing is highly recommended to fully appreciate its setting and outlook.



Changing Lifestyles

Tintagel is one of North Cornwall's most iconic coastal villages, renowned for its dramatic cliffs, rich Arthurian legend, and breathtaking Atlantic scenery. Steeped in history and surrounded by some of the most striking coastline in the country, it offers a vibrant yet traditional village atmosphere with a strong sense of heritage, alongside a good range of local shops, cafés, pubs, and everyday amenities.

Just a short distance from the village centre lies The Butts, a peaceful and highly regarded residential area known for its quieter, semi-rural feel. The Butts offers a more relaxed setting while still being within easy reach of Tintagel's amenities and the spectacular coastal path, making it a popular choice for those seeking privacy without isolation.

To the south and west sits the charming hamlet of Bossiney, a sought-after location nestled between countryside and coast. Bossiney is particularly well known for its proximity to Bossiney Cove and its access to some of the area's most beautiful hidden beaches and walking routes, including the South West Coast Path. The hamlet retains a peaceful, almost tucked-away feel, yet remains just minutes from Tintagel village and its historic landmarks.

Together, Tintagel, The Butts, and Bossiney offer a compelling blend of coastal drama, village life, and rural tranquility — making the area one of the most desirable and characterful locations in North Cornwall.



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



Floor 0



Floor 1

Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01208 814055 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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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