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Oxborough
Phillips

Changing Lifestyles

Treolden

Tintagel

PL34 0BZ



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Guide Price - £315,000



Treolden, Tintagel, PL34 0BZ



A spacious and characterful three-bedroom family home, perfectly positioned just moments from the heart of Tintagel village, offering generous living space, a superb open-plan kitchen/diner, garage, parking and enclosed gardens.

- Superb three-bedroom family home in a sought-after central Tintagel location
- Spacious open-plan kitchen/diner with central island and breakfast bar
- Characterful double-sided fireplace with multi-fuel burner
- Light and spacious dual-aspect living room
- Conservatory overlooking the rear garden
- Impressive dual-aspect principal bedroom spanning the width of the property
- Attached garage with power and lighting
- Enclosed rear garden with decking, patio and raised planters
- Ideal permanent home, coastal retreat or investment opportunity
- Council Banding - C
- EPC - E



This superb three-bedroom home enjoys an enviable position just moments from the heart of Tintagel village, placing shops, cafés, pubs and everyday amenities practically on your doorstep.

Blending generous living space practical family living and a fantastic location, this is a home that immediately feels welcoming from the moment you arrive.

Step through the front door and you're welcomed straight into the true heart of the home, a wonderfully sociable open-plan kitchen/diner that has been designed with modern family life in mind. High-gloss cabinetry is paired with generous worktop space while the central island with breakfast bar creates the perfect gathering point. Integrated appliances including a built-in dishwasher help keep the space streamlined and practical.

A striking double-sided fireplace with multi-fuel burner forms a real focal point, adding warmth and character while beautifully connecting the kitchen and living areas.

Flowing through from the kitchen, the conservatory provides a lovely additional reception space overlooking the garden, ideal for summer dining, morning coffee or simply enjoying the natural light throughout the day.

The ground floor continues to impress with a spacious dual-aspect living room, where the double-sided fireplace creates a wonderfully cosy atmosphere during the cooler months. Completing the downstairs accommodation is a useful pantry area, a separate utility room with WC, and additional understairs storage.

Heading upstairs the property offers three well-proportioned bedrooms, all enjoying a comfortable and airy feel. The principal bedroom is particularly impressive, spanning the full width of the house and benefiting from dual-aspect windows that flood the room with natural light creating a bright and relaxing retreat. The first floor is completed by a family bathroom and a separate WC.

Outside, the property continues to tick all the right boxes. To the front there is driveway parking along with a single garage complete with power and lighting, providing excellent storage, workshop potential or secure parking.

To the rear, the enclosed garden has been thoughtfully designed to offer a balance of relaxation and entertaining space. A raised decking area creates the perfect setting, while the patio provides ample room for outdoor dining. Raised planters bring colour and greenery, resulting in an attractive, low-maintenance outdoor space that can be enjoyed throughout the seasons.



Changing Lifestyles

Tintagel is a picturesque coastal village on Cornwall's dramatic North Coast, renowned for its rugged clifftop scenery and rich history. The village offers a charming mix of independent cafés, traditional pubs, local shops and everyday amenities, while the surrounding coastline provides spectacular walking routes along the South West Coast Path.

At the heart of the village is the iconic Tintagel Castle, perched high above the Atlantic Ocean and attracting visitors from across the world. Nearby beaches and coves, including Trebarwith Strand and Bossiney Cove, offer excellent opportunities for surfing, swimming and exploring the coastline.

The area is well placed for access to other popular North Cornwall destinations including Port Isaac, Boscastle and Bude, making it an ideal location for both permanent residence and holiday living. Tintagel combines a peaceful coastal lifestyle with a vibrant tourism-driven community, all set within one of Cornwall's most scenic and sought-after locations.

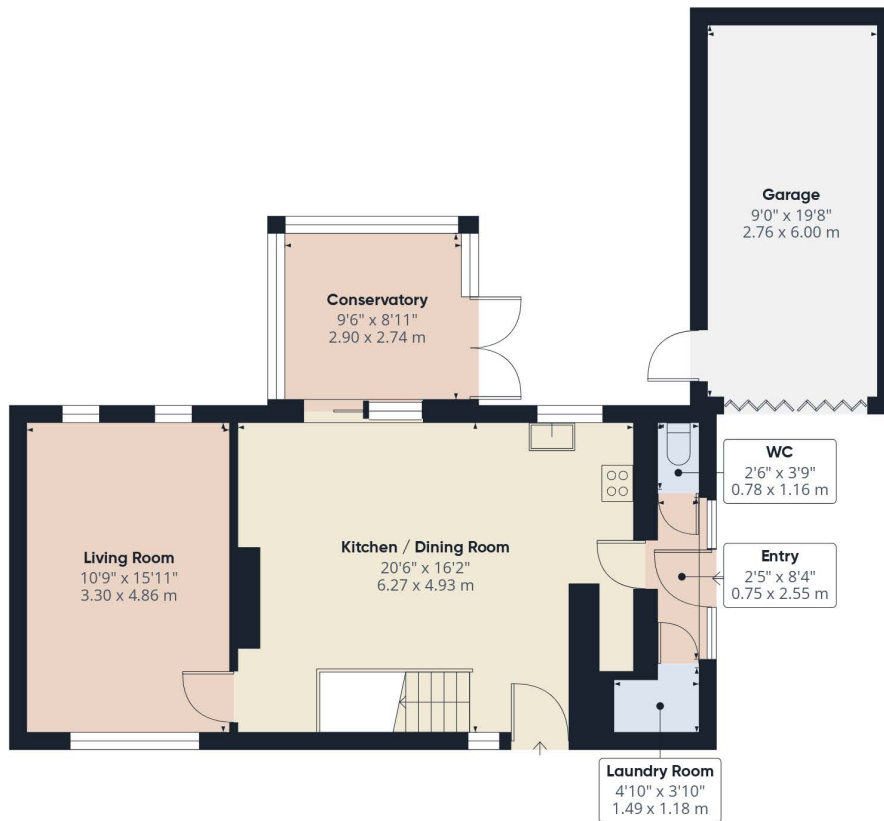


Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

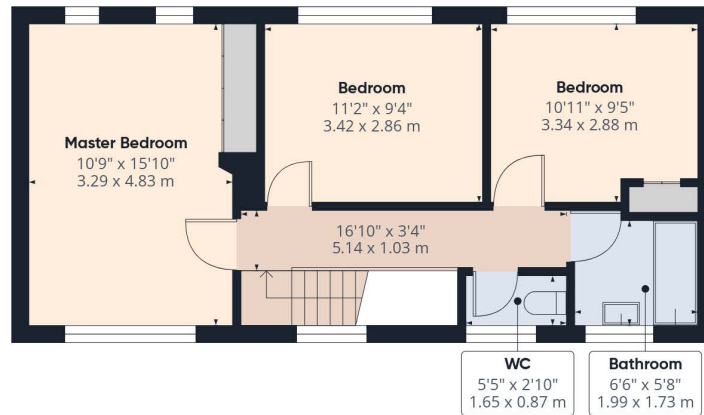
Virtual Tour:



Changing Lifestyles



Floor 0



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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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