



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Trevena  
Tintagel  
PL34 0AP



BRITISH  
PROPERTY  
AWARDS

2025



**GOLD WINNER**

ESTATE AGENT IN  
WADEBRIDGE & ROCK



**Guide Price - £595,000**



# Trevena, Tintagel, PL34 0AP



Trevena - Substantially extended, thoughtfully designed and perfectly positioned on Bossiney Road.

- Detached four-bedroom extended bungalow
- Spacious central entrance hallway
- Large principal bedroom with en-suite
- Modern family bathroom
- Contemporary kitchen/dining room with central island and integrated appliances
- Versatile home office/fourth bedroom
- Stunning vaulted living room extension featuring skylights, bifold doors and feature glazing
- Composite decking ideal for entertaining
- Gated parking for multiple vehicles
- Mature front & rear gardens
- Council Banding - C
- EPC - tbc



Trevena is a superbly positioned and substantially extended four-bedroom detached bungalow situated along the sought-after Bossiney Road in Tintagel, occupying a generous plot and offering spacious, versatile accommodation finished with a contemporary touch throughout.

Thoughtfully improved, the property seamlessly combines modern styling with practical family living, creating a home perfectly suited for a range of buyers.

Upon entering the property, you are welcomed into a useful porch and cloakroom area, providing an ideal transition space before stepping into the impressive central hallway. Vast in size and flowing through the heart of the home, this space immediately sets the tone with stylish tiled flooring and oak-style internal doors creating a sleek and cohesive feel throughout.

Four bedrooms can be found arranged along the hallway, all well-proportioned and offering excellent accommodation. The principal bedroom is particularly impressive, enjoying generous dimensions with ample space for furnishings, complemented by attractive herringbone wooden flooring and a bay-style window adding both character and natural light. The room also benefits from a contemporary private en-suite comprising a walk-in shower, WC and wash basin. The remaining bedrooms continue the theme of spacious living, with one currently utilised as a private office, offering versatility for those seeking home-working space or additional guest accommodation.

Also located from the hallway is the modern family bathroom, fitted with a bath and shower unit, WC and wash basin, finished to a clean and contemporary standard.

Moving into the main living accommodation, the property opens beautifully into the extended kitchen dining room. This impressive social space features a modern fitted kitchen complete with a central island, sleek cabinetry and integrated appliances, creating a practical yet stylish environment for everyday living and entertaining alike. Adjacent to the kitchen is a dedicated laundry room offering additional storage and practicality with direct access outside. From the dining area, bifold doors open onto the composite decking area, effortlessly connecting indoor and outdoor spaces and making al fresco dining a true pleasure.

Beyond the kitchen lies the largest of the property's extensions which is a stunning vaulted living room flooded with natural light from an array of skylights, bifold doors and a striking feature window. The room offers an exceptional sense of space and openness, ideal for relaxing or entertaining. Continuing the tiled flooring from the hallway and kitchen, the design creates a wonderful sense of continuity and flow throughout the home.

Externally, Trevena sits centrally within its substantial plot and enjoys a fantastic level garden setting. Gated parking provides space for multiple vehicles, while the front grounds feature an attractive lawn bordered by mature shrubs and trees. Side access leads to the enclosed rear garden which is predominantly laid to lawn and completely level, providing a superb outdoor space for families and entertaining. The composite decking area sits perfectly to enjoy outdoor dining and summer evenings.

A viewing is highly recommended to fully appreciate the size, flexibility and quality of accommodation this beautifully extended bungalow has to offer.



# Changing Lifestyles

Tintagel is one of Cornwall's most iconic coastal destinations, famed for its dramatic scenery, rich history and strong links to the legend of King Arthur. Perched on the rugged North Cornwall coastline, the village combines breathtaking sea views with a unique blend of myth, heritage and natural beauty. Visitors and residents alike can enjoy spectacular cliff-top walks, hidden coves and access to the famous South West Coast Path, all set against the backdrop of the Atlantic Ocean.

The village is best known for Tintagel Castle, a world-renowned historic site dramatically positioned on the cliffs and traditionally associated with the birthplace of King Arthur. Nearby attractions include the striking Merlin's Cave and the modern footbridge connecting the castle ruins, creating one of Cornwall's most photographed landmarks.

Tintagel itself offers a welcoming village atmosphere with a range of independent shops, cafés, traditional pubs and local amenities, while larger coastal towns such as Boscastle and Wadebridge are within easy reach. Combining unspoilt coastal beauty with history and character, Tintagel remains a highly sought-after location for both permanent living and holiday homes 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



## 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.**

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.