



Bond
Oxborough
Phillips

Changing Lifestyles

Pentaly, Halgabron

Tintagel

PL34 0BD



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £1,000,000



Pentaly, Tintagel, PL34 0BD



Pentaly – An outstanding North Cornwall home set in around two-thirds of an acre, offering space, versatility and endless lifestyle potential.

- Set within approximately two-thirds of an acre of beautifully landscaped, wraparound gardens
- Breathtaking coastal and countryside views across the North Cornwall
- Substantial five-bedroom family home with exceptional versatility and space
- Well-appointed kitchen and dining space
- Principal bedroom suite with en-suite and peaceful garden outlook
- Flexible layout ideal for multi-generational living
- Landscaped gardens with lawns, terraces, seating areas
- Substantial detached triple garage with electric doors and loft storage, offering conversion potential (STP)
- Moments from Tintagel, Bossiney Cove, St Nectan's Glen and the South West Coast Path
- Council Banding - E
- EPC - E



The Main Residence:

Set within approximately two-thirds of an acre of beautifully landscaped gardens and enjoying breathtaking views across the Cornish coastline and surrounding countryside, Pentaly is a remarkable family home that combines generous living space, exceptional versatility and an enviable location.

This substantial five-bedroom residence offers a rare opportunity to acquire a home that has been thoughtfully enjoyed and meticulously maintained. Just a mile from Tintagel, the South West Coast Path and the enchanting waterfalls of St Nectan's Glen, Pentaly provides a unique blend of rural tranquility, coastal beauty and practical family living.

Approaching the property, the sense of space and privacy is immediately apparent. Stepping inside, you are welcomed into a flowing reception hall that sets the tone for the rest of the property beyond. The heart of the home is the impressive entertaining space formed by the reception room and games room. Bathed in natural light from large rear-facing windows and doors opening onto the garden, this expansive area is perfect for hosting family gatherings, celebrations or simply relaxing while enjoying the outlook over the grounds. The games room adds character and warmth, featuring a fireplace and built-in shelving, creating a cosy retreat within the larger open-plan space.

To the front of the property, the main living room enjoys some of the finest views in the house. A large picture window frames the surrounding landscape and coastline, while a feature fireplace provides a focal point for quieter evenings. Adjacent to this is a further reception room, currently suited as a dining or breakfast room, where spectacular coastal vistas create an ever-changing backdrop to everyday life. From here, steps lead down into the open-plan kitchen and dining area. Well-equipped with a range of fitted units and integrated appliances, this is a practical and sociable space designed for modern family living. A separate utility room provides additional storage, workspace and room for white goods, helping to keep the main kitchen uncluttered.

Ascending to the first floor, three spacious bedrooms enjoy elevated views across the surrounding countryside and coastline. One bedroom captures particularly far-reaching coastal panoramas, taking in Tintagel, Camelot Castle, the Sisters rocks and the dramatic shoreline beyond. The family bathroom and separate WC are also positioned to take advantage of these stunning outlooks. To the rear, the principal bedroom suite offers a peaceful space. Bright and dual aspect, it enjoys views over the gardens and open moorland beyond, complemented by extensive built-in storage and a private en-suite shower room. A further generous double bedroom completes the main accommodation, again benefiting from fitted storage and delightful countryside views.

The landscaped grounds extend to approximately two-thirds of an acre and have been carefully designed to make the most of their wraparound east, south and west-facing aspects. Whether enjoying a morning coffee in the sunshine, relaxing through the afternoon or watching the sun set across the horizon, there is always a perfect spot to enjoy the outdoors. The front gardens are predominantly laid to lawn and framed by mature hedging, stone walls and beautifully crafted raised Cornish stone planting beds filled with established shrubs and seasonal colour. A raised seating terrace provides an exceptional vantage point from which to admire the far-reaching views and memorable sunsets.

A sweeping driveway passes around the property and leads to the rear, where a substantial detached triple garage offers excellent storage and parking. Featuring three electric doors and a large loft space above, the building presents exciting future potential for conversion, subject to any necessary consents.

The rear gardens have been thoughtfully arranged across several levels. Immediately behind the house, a decked entertaining area overlooks a gravel terrace complete with a sizeable hot tub, creating a superb outdoor social space. Steps lead up through the gardens to expansive lawns, substantial storage sheds and further recreational areas. At the uppermost level, a dedicated growing area provides ample space for vegetables, gardening projects or further landscaping, all while enjoying the peace and privacy of this exceptional setting.

Pentaly is a truly unique coastal home offering exceptional space, flexibility and lifestyle appeal. With five bedrooms, multiple reception rooms, potential annex accommodation, extensive landscaped gardens, a detached triple garage and some of the finest coastal and countryside views in the area, it presents a rare opportunity to secure a substantial family residence in one of North Cornwall's most sought-after locations.

A home of this scale, setting and versatility rarely comes to market. Pentaly is not simply a property, it is a place to embrace the very best of Cornish coastal living.

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The Annexe:



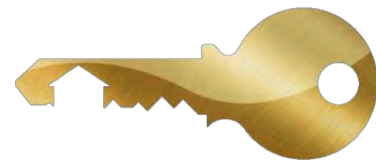
One of Pentaly's most compelling features is the impressive additional wing/Annexe, thoughtfully designed to offer exceptional versatility for modern living. Ideal for multi-generational families, independent guest accommodation, or even future annex potential, this beautifully arranged space provides both privacy and flexibility while remaining seamlessly connected to the main home.

At its heart is a spacious open-plan living environment, combining a fitted kitchen, dining area and comfortable lounge, with windows and doors opening to both the front and rear aspects, creating a wonderfully light and welcoming atmosphere. A generous ground-floor double bedroom benefits from its own stylish en-suite shower room, while upstairs a further double bedroom also enjoys an en-suite, together with far-reaching views that enhance the sense of retreat and independence.

With its self-contained feel, this superb wing lends itself to a wide variety of future uses, whether accommodating extended family, providing space for older children or dependent relatives, creating a private home office suite, or offering exciting income potential as a holiday let or Airbnb-style retreat, subject to any necessary consents. The adaptability of this space ensures Pentaly is perfectly suited to evolving lifestyle needs for years to come.



The Location:



Set in a spectacular position close to the dramatic North Cornwall coastline, Pentaly enjoys the very best of Tintagel and its surrounding landscape. Renowned for its rich history, rugged scenery and legendary connections to King Arthur, Tintagel remains one of Cornwall's most iconic coastal destinations, offering an exceptional balance of natural beauty, character and community.

Just moments away lies the peaceful hamlet of Bossiney, with its rolling countryside, breathtaking cliff walks and access to the spectacular Bossiney Cove, a secluded and unspoilt beach framed by towering cliffs and Atlantic views. The surrounding coastline forms part of the renowned South West Coast Path, where dramatic scenery, hidden coves and panoramic sea vistas can be enjoyed year-round.

Nearby, the enchanting St Nectan's Glen offers one of Cornwall's most magical natural settings, with its ancient woodland walks, waterfalls and tranquil atmosphere attracting visitors from across the country. The area surrounding Halgabron further enhances the rural appeal, with winding lanes, open countryside and far-reaching coastal outlooks creating a wonderfully peaceful environment.

Despite its idyllic setting, the area remains well connected, with Tintagel providing a range of independent shops, cafés, pubs and everyday amenities, while nearby coastal villages and beaches offer endless opportunities for walking, surfing, dining and exploring. Whether as a permanent residence, coastal retreat or lifestyle investment, this remarkable location captures the essence of North Cornwall living.



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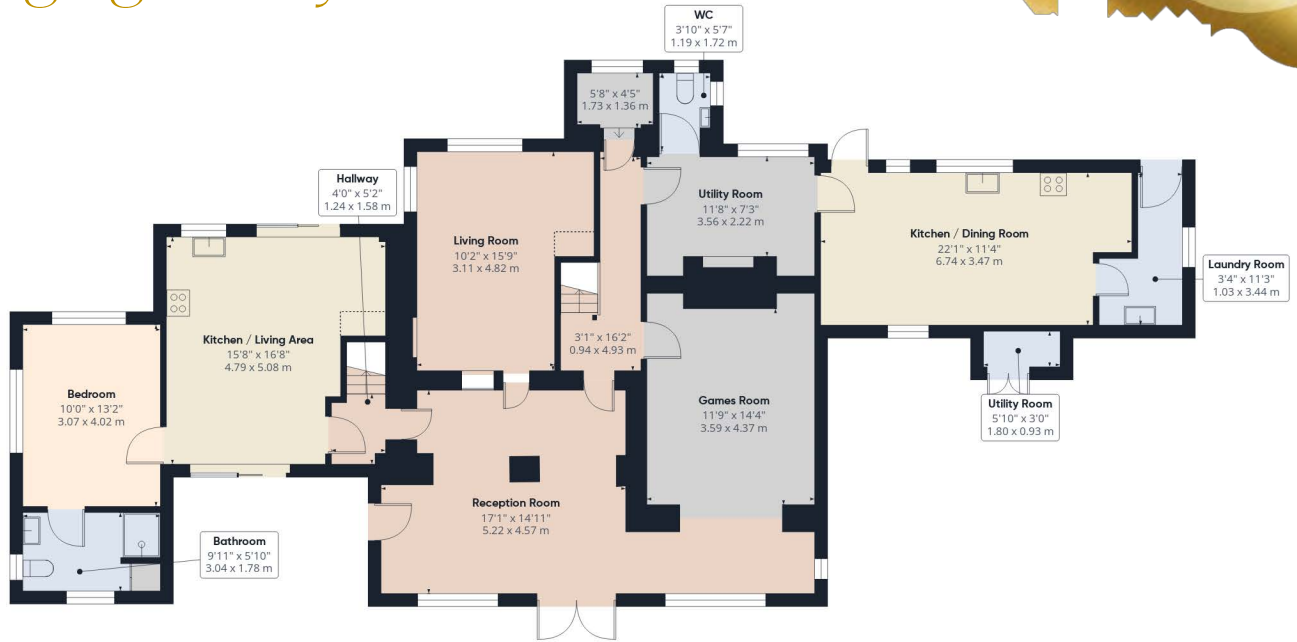
for more information or to arrange an accompanied viewing on this property.



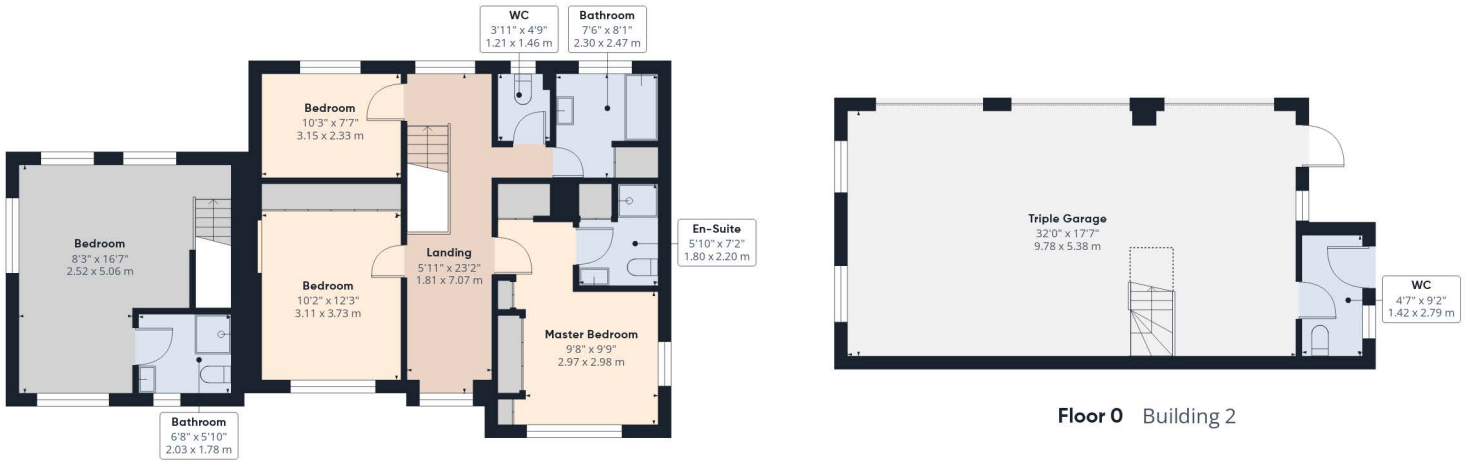
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Floor 0 Building 2

Floor 1 Building 1



Floor 1 Building 2

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