



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

# Lavender Cottage

## Tintagel

### PL34 0HH



BRITISH  
PROPERTY  
AWARDS

2023



**GOLD WINNER**

ESTATE AGENT  
IN WADEBRIDGE  
& ROCK



## Asking Price - £600,000



Changing Lifestyles

01208 814055

# Lavender Cottage, Tintagel, PL34 0HH



Lavender cottage is a beautiful and tranquil cottage set on the out skirts of Tintagel, taking advantage of all the amenities and attractions but in your own little haven.

- Impressive Semi Detached Cottage
- Versatile Living Spaces
- Family Bathroom & Master En-Suite
- Spacious Kitchen
- Private Rear Garden
- Off-Road Parking
- Popular Village Location
- EPC - TBC
- Council Banding- E



Lavender cottage is a beautiful and tranquil cottage set on the out skirts of Tintagel, taking advantage of all the amenities and attractions but in your own little haven. The property offers you four generous bedrooms with bucket loads of character with a modern twist.



When arriving at the property you are greeted with massive amounts of parking, with an elegant front garden. When entering the property you are welcomed in with a spacious reception room which is light and charming, along with this you have a downstairs shower room perfect for use after coming in from the beach. Off the side of the reception room you have the heart of the home the kitchen/diner which is a modern twist on a farm house kitchen with its free standing range cooker to its open beams really makes it feel like home.



Down stairs you the property boasts having another two reception room's one with a cosy fireplace perfect for sitting around playing board games in the cold winter nights, and the other a perfect family room to enjoy your favourite shows in. Along with this there is also a downstairs office currently used for storage.

Upstairs the property boasts having four generous double bedrooms, two of which offer convenient wet rooms and another brags a stylish en-suite with roll top bath.

To the rear of the property you have a large rear garden with well-established trees offering shade and protection from the elements, along with a large patio perfect for a summer BBQ.

This is truly a property not to be missed, in its private setting but just a stones throw away from local amenities this would make the perfect family home.

# Changing Lifestyles



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.

Scan here for our Virtual Tour:





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.

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.