



Bond
Oxborough
Phillips

Changing Lifestyles

Coach House Tintagel PL34 0BD



BRITISH
PROPERTY
AWARDS

2023

★★★★★

GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Starting Bid- £305,000



Changing Lifestyles

01208 814055

Coach House, Halgabron, Tintagel, PL34 0BD



Set in the heart of Halgabron sits a fabulous four bedroom detached home, with generous living space throughout..

- Impressive Detached Modern Home
- Family Bathroom & Downstairs W/C
- Stunning Sea views
- Spacious Kitchen/Dining Area
- Practical Utility Room
- Private Garden Space
- Off-Road Parking
- Popular Coastal Location
- Communal Grounds
- End of Chain!
- Council Banding - D
- EPC - G



Bond Oxborough Phillips is pleased to present the Coach House in Tintagel, located in the quaint coastal hamlet of Halgabron. With four spacious double bedrooms and stunning views of the sea, the Coach House is a charming and luxurious retreat.

Step into this inviting abode through a quaint porch, creating a seamless transition from the outside into your personal coastal retreat. As you enter, you're greeted by a spacious lounge adorned with a wood burner, perfect for creating a warm ambiance during chilly evenings. With ample room for large furnishings, it's an ideal space for gatherings with loved ones. Adjacent to the lounge lies a versatile downstairs bedroom, offering flexibility for accommodation or transforming into a cosy study or snug. Continuing through, you'll find the heart of the home – the kitchen/dining room. This modern kitchen provides the perfect setting for culinary adventures, complemented by breathtaking views of the Cornish countryside. Convenience meets practicality in the large utility/porch area, offering ample storage for outdoor gear. A downstairs W/C adds a touch of convenience, ideal for washing off after a day at the nearby beach.

Venture upstairs to discover three double bedrooms, each offering stunning sea views – a daily reminder of the beauty of coastal living. A family bathroom awaits, complete with a bath featuring a shower unit, W/C, and basin.

Externally, Coach House exudes traditional charm with its stone build, boasting character at every corner. Private parking and a gated front garden ensure both security and convenience, while access to shared communal gardens expands the outdoor space, inviting you to explore and enjoy the surroundings.

This unique property, suited for either a family home or a second property, offers a blend of comfort, style, and coastal allure – making it a truly special find in Tintagel. Book your viewing today!



This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

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Coach House is located within the charming coastal hamlet of Halgabron, this property is just a mile away from the sandy shores of Bossiney Beach as well as the breathtaking natural beauty of St Nectans Glen and Rocky Valley.

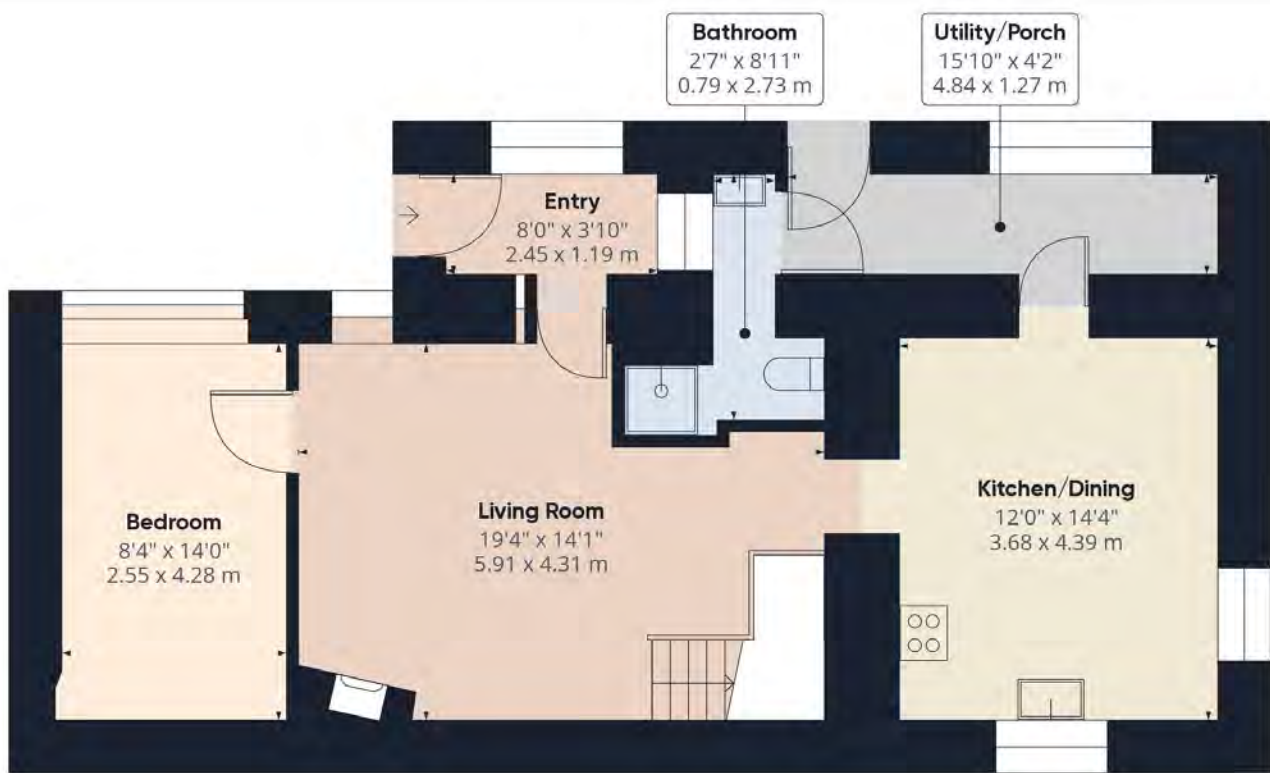
The historic village of Tintagel is also nearby and boasts a plethora of shops and amenities, such as a mobile post office, general store, chemist, primary school, places of worship, doctors surgery, and an abundance of pubs and restaurants that make it a popular and self-contained coastal village.



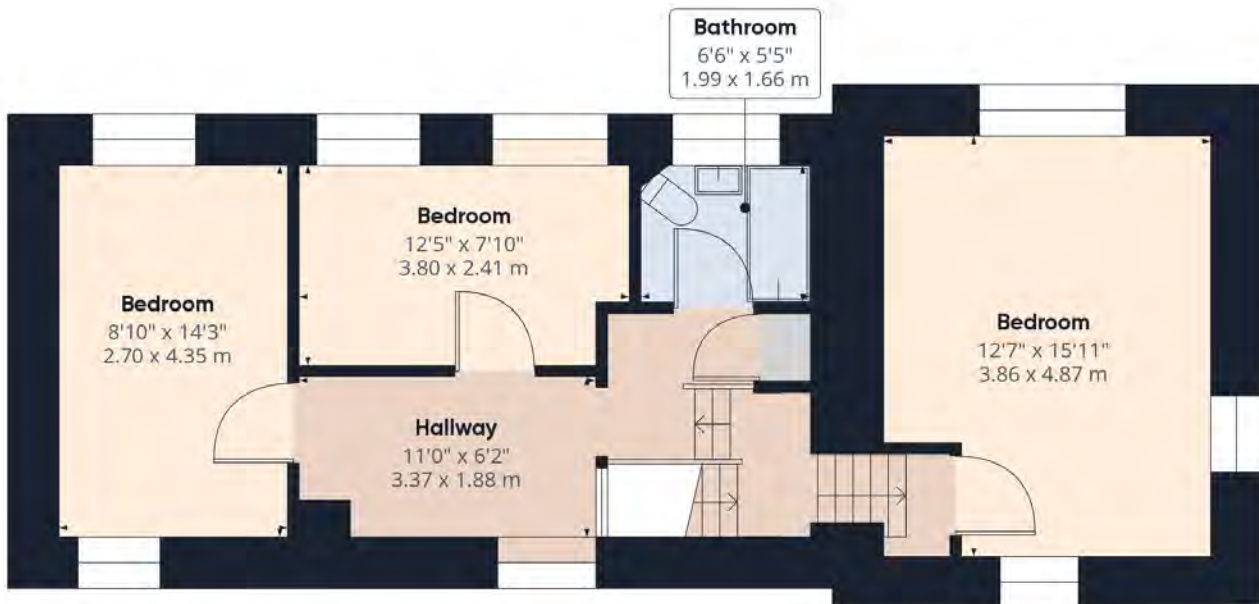
Please do not hesitate to contact the team at
Bond Oxborough Phillips
Sales & Lettings on
01208 814055
for more information or to
arrange an accompanied viewing
on this property.

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.