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*Changing Lifestyles*

# Cross Park Treknow, Tintagel PL34 0EN



BRITISH  
PROPERTY  
AWARDS

2023



**GOLD WINNER**

ESTATE AGENT  
IN WADEBRIDGE  
& ROCK



## Guide Price - £500,000



Changing Lifestyles

01208 814055



# Cross Park, Treknow, Tintagel



Welcome to Cross Park, a five-bedroom detached bungalow nestled in the charming village of Treknow, on the outskirts of Tintagel.

- Impressive Detached Bungalow
- Five Bedrooms
- Two Bathrooms
- Stunning Views Over Trebarwith Strand
- Spacious Kitchen
- Practical Utility Room
- Private Wrap Around Garden
- Off-Road Parking and Garage
- Popular Village Location
- Council Banding- E



Welcome to Cross Park, a five-bedroom detached bungalow nestled in the charming village of Treknow, on the outskirts of Tintagel. Situated on a generous plot, this property is perfectly positioned to capture uninterrupted views over the breath taking Trebarwith Strand and beyond, offering a rare opportunity to embrace coastal living at its finest.

One of the standout features of Cross Park is its expansive wrap-around garden, providing ample outdoor space to enjoy the serene surroundings. The property also benefits from off-road parking and a single garage, ensuring convenience. Whether you're enjoying the garden or simply taking in the view, the outdoor space at Cross Park is truly exceptional.

Inside, the property offers a spacious layout that, while in need of modernisation, holds immense potential. The large living room is a focal point, with a generous window that frames the stunning coastal views. This versatile space can easily double as a living and dining area, making it ideal for both relaxation and entertaining.



Adjacent to the living room is the kitchen, which leads into a spacious utility area, providing practical space for everyday needs. The bungalow offers five bedrooms in total, three of which take full advantage of the coastal views, allowing you to wake up to the beauty of the Cornish coastline. Additionally, the property includes two bathrooms, a WC, and an entrance porch.

A notable feature of Cross Park is the large loft space, which is already boarded and accessible via a ladder. This space hints at the potential for a loft conversion (subject to planning), which could elevate the property to new heights, both in terms of living experience and added value.

Cross Park is a true gem awaiting its new owner's stamp, offering an incredible opportunity to create a dream home in a stunning coastal setting. The combination of its prime location, generous plot, and potential for further development makes this property a must-see.

A viewing is highly recommended to fully appreciate all that Cross Park has to offer. Don't miss your chance to make this unique property your own!



# Changing Lifestyles

Treknaw is a quaint village located on the outskirts of Tintagel, nestled along the rugged north coast of Cornwall. This charming hamlet offers a peaceful retreat with stunning natural surroundings, making it a perfect spot for those seeking tranquility and picturesque scenery. Treknaw is just a short distance from the iconic Tintagel Castle, steeped in Arthurian legend, and the dramatic cliffs and coastal paths that define this part of Cornwall.

The village itself exudes traditional Cornish character, with its stone cottages and winding lanes, and is within walking distance to the beautiful Trebarwith Strand, a popular beach known for its golden sands, surf-friendly waves, and breathtaking sunsets. Treknaw offers a close-knit community feel while still being conveniently located near Tintagel's amenities, including shops, pubs, and restaurants. With its blend of natural beauty, historical significance, and serene atmosphere, Treknaw is a hidden gem that captures the essence of Cornwall's coastal charm.



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:





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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.

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