



## The Butts

Tintagel | Cornwall



Town • Country • Coast





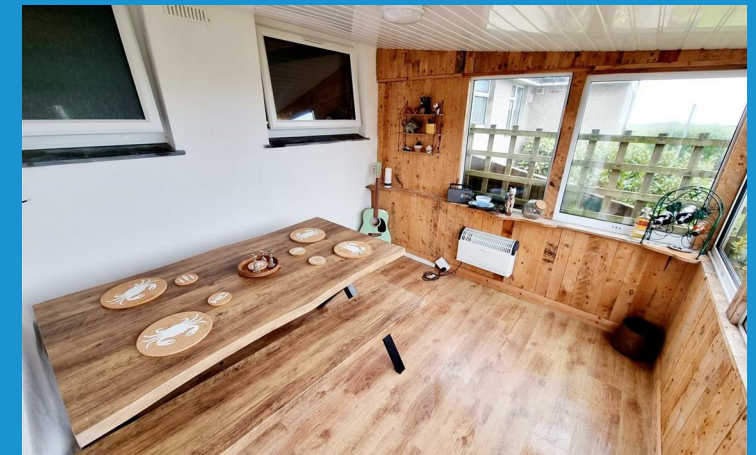
Tucked away at the end of this established cul de sac within striking distance of the North Cornish coastline is this terraced bungalow. The property offers well presented accommodation comprising 2 double bedrooms and a modern kitchen and shower room.

You enter the property into a double glazed porch with space for shoes and coats. Another door opens into the hallway with storage cupboard to one side. Overlooking the front of the property is the master bedroom which is a generous double bedroom with an open fireplace to one side (currently not in use). Bedroom 2 is another double bedroom with a floor to ceiling built in wardrobes. The kitchen has a range of modern eye and base level units offering ample work top space. Next to the kitchen is the updated shower room with a double shower enclosure and a matching suite. The shower room is completely tiled for ease of maintenance. Overlooking the rear garden is the separate sitting room with French doors opening out to a rear extension which has windows overlooking the garden. To one side is a snug and the other a useful dining area. Also within this extension is a utility room with space and plumbing for a washing machine. Sliding doors open out to the rear garden.

In front of the property is off road parking for 1/2 vehicles. The rear garden is fully enclosed to all sides and has a distance view towards the sea. To one side of the garden is a patio area surrounded by nature. Beyond here is another area of garden with artificial grass. This continues into a covered area which has been utilised as an outside bar area but is now in need of TLC. Beyond here is a gate opening out to a private pathway passing 2 gardens shed out to the side access located at the end of the terrace.

The property is subject to a Section 157 Rural restriction which means the all purchasers must either have lived and/or worked in the county of Cornwall for at least the last 3 years. The property cannot be used as a holiday let.





### Situation

Situated in a tucked away position within the pretty coastal hamlet of Bossiney which offers stunning seaside views and walks from Rocky Valley to Bossiney Bay. Bossiney sits in between two the the main coastal villages in North Cornwall, Tintagel and Boscastle. Tintagel itself offers a wealth of interesting history and a wide range of shops including a supermarket. Tintagel is also home to the Natural Trust attraction 'The Old Post Office' and the Trust also own and manage much of the surround coastal walks and beaches. The nearest town is Bude with a further range of local and national amenities and access to the A39 linking Cornwall to North Devon.

### Directions

The postal code for the property is PL34 0AT. What Three Words 'stage.tabs.elects' will take you to the property. As you approach Bossiney from the A39 passing the Heritage and Craft education Centre, At the T Junction turn left towards Tintagel after a short distance turn right into The Butts. Follow this road into the development bearing right where the property will be seen ahead.

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**Porch**  
7'1" x 6'10" (2.16m x 2.10m )

**Bedroom 1**  
13'10" x 9'3" (4.23m x 2.82m)

**Bedroom 2**  
11'9" x 9'0" (3.60m x 2.76m)

**Living Room**  
12'0" x 11'8" (3.67m x 3.57m)

**Kitchen**  
10'11" x 5'8" (3.35m x 1.74m )

**Shower Room**  
6'1" x 5'8" (1.86m x 1.74m )

**Snug**  
9'3" x 7'5" (2.84m x 2.28m)

**Utility**  
5'9" x 5'6" (1.77m x 1.68m)

**Dining Room**  
9'7" x 9'4" (2.94m x 2.87m )

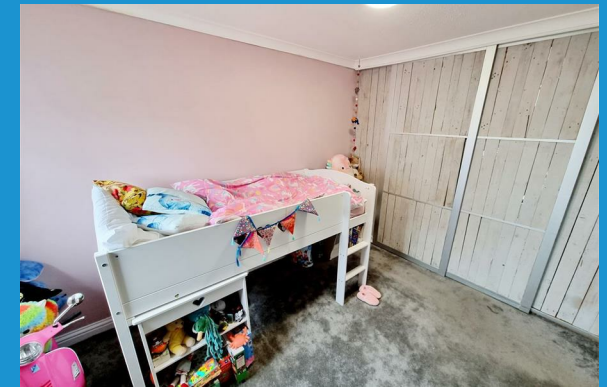
**Services**  
Mains Electricity, Water and Drainage.  
Council Tax Band B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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