

PARKWAY estate agents

To Let

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Little Hendra
TINTAGEL
PL34 0HP

Monthly Rental Of £1,000

- **DETACHED BARN CONVERSION**
- **FOUR BEDROOMS**
- **STUNNING SEA VIEWS**
- **DOUBLE GARAGE**
- **PART REVERSE LEVEL ACCOMMODATION**



LITTLE HENDRA IS A DETACHED BARN CONVERSION WITH FOUR BEDROOMS, THREE BATHROOMS AND PART REVERSE LEVEL LIVING ACCOMMODATION WITH STUNNING FAR REACHING SEA VIEWS ACROSS TINTAGEL AND BOSSINEY BAY. THE DOUBLE GARAGE OFFERS POTENTIAL TO EXTEND (stp), AMPLE OFF ROAD PARKING FOR THREE CARS. NO ONWARD CHAIN



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Description

Little Hendra is situated in the hamlet of Trenale, only a few minutes drive from Tintagel and its excellent local amenities such as shops, cafes, doctors and primary school as well as the North Cornwall Coastal path with its stunning scenery. The fishing village of Boscastle and Trebarwith beach are less than a 10 minute drive. Camelford is the nearest market town and provides access to the Moors as well as the A39.

Entrance Hallway

Timber front door leading into open plan living area.

Kitchen/Diner/Lounge

27' 4" x 15' 6" (8.32m x 4.72m) max. Kitchen: Range of white wall and base units with roll edge work surfaces and tiled splashbacks. Integral electric oven and hob with extractor and light above, moulded sink and drainer, space for fridge/freezer in recess, timber double glazed window to the side. Dining/Lounge Space for table and chairs, stairs to the first floor, two radiators, timber double glazed windows to the front with far reaching sea views. Doors to bedrooms and utility room.

Utility room

9' 9" x 9' 7" (2.97m x 2.92m) Range of white base units with roll edge work surfaces over, moulded 1.5 bowl sink and drainer, space and plumbing for a washing machine, space for a tumble dryer. Grant boiler for heating and hot water, tiled floor, radiator, 2 timber double glazed windows, timber and glazed door to outside parking area. Timber door into:

Bedroom One

9' 0" x 6' 2" (2.74m x 1.88m) Tiled floor, timber double glazed window, radiator. Timber door into:

Bathroom

9' 9" x 9' 2" (2.97m x 2.79m) Low level wc, pedestal wash hand basin, tiled splashbacks, panel enclosed bath with mixer shower attachment, tiled shower cubicle with folding doors and mixer shower, tiled floor, extractor fan, radiator, two double glazed timber windows to the side. Timber door into:

Bedroom Two

11' 11" x 10' 8" (3.63m x 3.25m) Built in wardrobe with timber doors, timber double glazed window to the side with slate windowsill, radiator.

Bedroom Three

12' 11" x 10' 11" (3.93m x 3.32m) Timber double glazed windows to the front and side with slate windowsills, radiator.

En-suite

Low level wc, panel enclosed bath, pedestal wash hand basin, tiled shower cubicle with mixer shower, tiled splashbacks, tiled floor, heated towel rail, light and shaver point, obscure timber double glazed window to the side.

Stairs and Landing

Stairs rise and turn into first floor:

Sitting Room

18' 2" x 12' 1" (5.53m x 3.68m) Vaulted ceiling with exposed timber beams, under eaves storage, radiator, velux window to side, timber double glazed window with slate windowsill to the side. Timber door into:

Bedroom Four

9' 3" x 9' 0" (2.82m x 2.74m) Under eaves storage with timber doors and small window, loft hatch, radiator, timber double glazed window to the front.

En-suite

Low level wc, wash hand basin, tiled shower cubicle with folding doors and mixer shower, sloping ceiling, extractor fan, radiator, obscure timber double glazed window to the side.

Garden Room

14' 0" x 10' 7" (4.26m x 3.22m) Part glazed timber doors from the sitting room, dwarf walls with slate sills, upvc double glazed windows to three sides with sea views, vaulted ceiling, radiator, upvc double glazed French doors leading out to the raised garden.

Garage

20' 0" x 20' 0" (6.09m x 6.09m) Double with two electric up and over doors, power and light connected, window to the side.

Outbuildings

Stone outhouse in the raised garden with power connected. Store room situated between the house and garage.

Services

Mains electric, oil for central heating and hot water, mains water, private drainage. Council Tax Band E.

Directions

Proceed out of Camelford on the B3266 at the crossroads turn left to Delabole and Tintagel, after a short distance turn right to Tintagel follow this road for 1/2 a mile then on the bend take the 2nd right hand turn to Bossinney. Proceed to the T junction turn left down the hill, turn left towards Trenale, Little henda is the first property on the left hand side.

Viewing

Please call us on 01840 212121 to make an appointment.

Estate Agents

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Disclaimers

The Property Misdemeanors Act 1991

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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FLOORPLAN:

ENERGY PERFORMANCE CERTIFICATE: