



Trevillick Farm  
TINTAGEL



Jackie Stanley  
ESTATE AGENTS





- ***Ultimate Self Sufficient Lifestyle Opportunity***
- ***Uniquely Styled Five Double Bedroom Residence***
- ***Separate One Bedroom Annexe***
- ***Large Agricultural Barn & Stables***
- ***Approximately Four Acres of Gardens, Grounds & Paddocks***
- ***Integral Garage with Electric Car Charging Point***
- ***Located on the Outskirts of Tintagel, an Historic Village on the Rugged North Cornish Coast***

Found in a quiet and secluded position on the outskirts of the historic village of Tintagel, along a very private lane that serves just a handful of properties within the coastal hamlet of Trevillick, sits Trevillick Farm – an eco friendly residence offering the ultimate self sufficient lifestyle opportunity. Behind the attractive Cedar clad façade is a uniquely styled home of character and originality, complete with a one bedroom adjoining annexe, agricultural barn, stables, shepherd's hut and approximately four acres of open pasture. The property also enjoys superb views across Port Isaac Bay to Trevoze Head, the ocean, surrounding farmland and the Parish Church of St Materiana.

Preceded by a stunning oak built entrance porch, Trevillick Farm has an inviting main reception hall with an oak staircase rising to the first floor and original doors leading to the living room and utility room. Don't forget to check out the original stained glass detailing! At the rear of the property, the spacious living room offers far reaching inland views across the surrounding countryside alongside a cast iron wood burning stove and three sets of French doors leading onto the veranda. With stripped wood floorboards underfoot, step up into the spacious kitchen fitted with custom made solid wood units and contrasting granite work surfaces. Continue into the spacious dining room with vaulted ceiling and A frame beams, large picture window to the front and wood burning stove. On the other side of the property are three spacious double bedrooms and two bathrooms – one in particular is uniquely styled with a freestanding roll top copper bath. Stunning! From the rear bedroom is a conservatory offering access to the rear garden.

Up on the first floor, Trevillick Farm offers an impressive master suite and additional reception room/double bedroom. The master suite provides stunning views of both the countryside views and ocean with a private balcony from which to enjoy. The en-suite bathroom comprises a Jacuzzi bath, WC and hand basin. The additional reception room again has stunning ocean views and a private balcony from which to enjoy once again. This large room can also be utilised as a





fifth double bedroom within this versatile property. The large garage has an electric roller door and electric car charging point, making the most of the solar panel array. There is also a second conservatory accessible from both the garage and garden.

Trevillick Barn is attached to the far side of the garage and offers an impressive space for holiday letting or a dependent relative. The stunning vaulted ceiling offers a superb sense of light and space with windows offering views over the nearby church of St Materiana and coastline beyond. The open plan kitchen/living/dining space has a range of fitted cabinets and integral appliances along with a freestanding wood burning stove. To the rear, there is a spacious double bedroom with built in wardrobes and a well appointed bathroom with bath, shower and WC. Trevillick barn also has a small low maintenance garden space to the front and off road parking for one car.

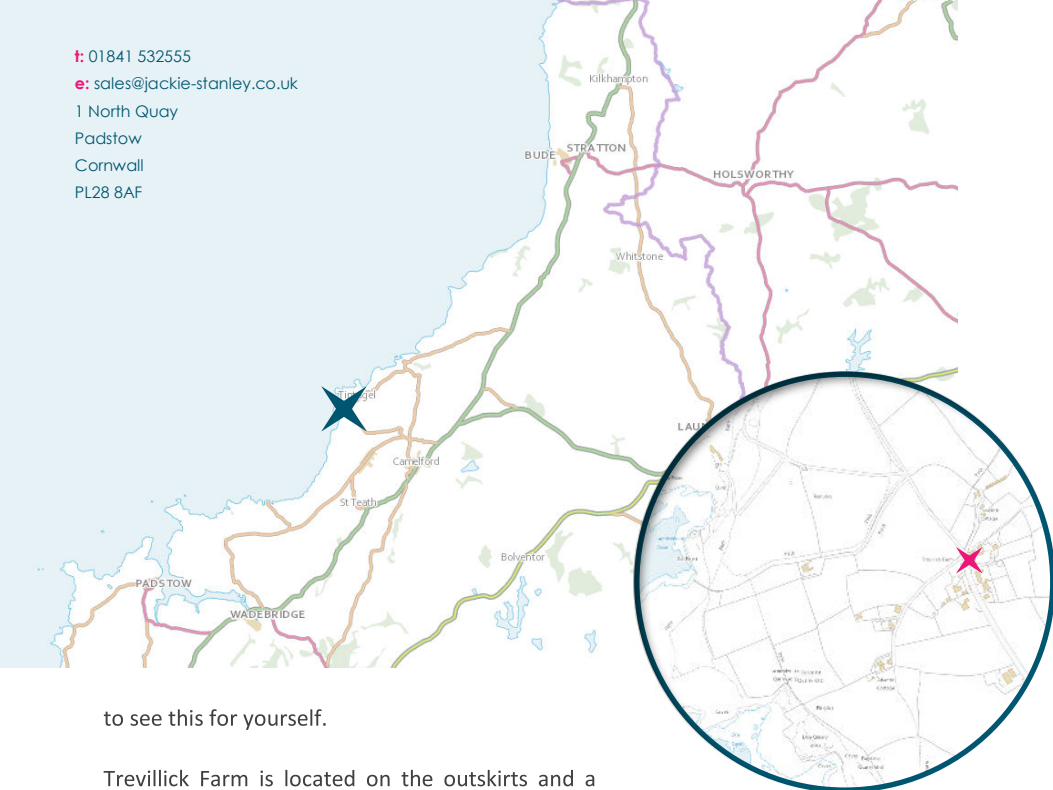
Externally, Trevillick Farm really does come into its own. A beautiful veranda provides an enjoyable entertaining space with an aspect over ones own garden and land. The extensive gardens and grounds offer a range of different areas including a wild flower meadow, a forest garden packed with a range of fruit trees and several paddocks amounting to approximately four acres. There is a large storage barn, stable block and numerous other outbuildings including sheds and greenhouses and a vegetable garden to make this home even more self sufficient. Services to the property include mains water and electricity, supplementary solar array with feed-in tariff and private septic tank drainage with an oil fired central heating system. EPC rating C and D. Council tax band D. Ofcom suggest superfast broadband is available. Ofcom suggest 5G mobile coverage.

The versatility and completeness of Trevillick Farm cannot be underestimated and we at Jackie Stanley highly recommend an appointment to view at the earliest opportunity in order

**Trevillick Farm, Tintagel, PL34 0DN**  
**£1,100,000**



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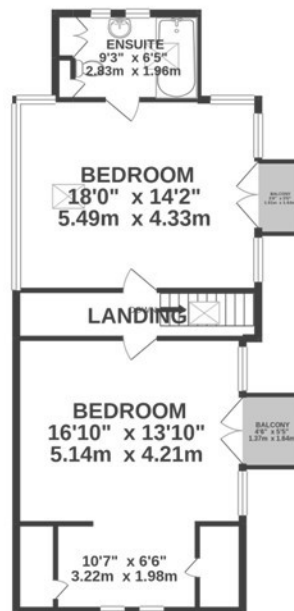


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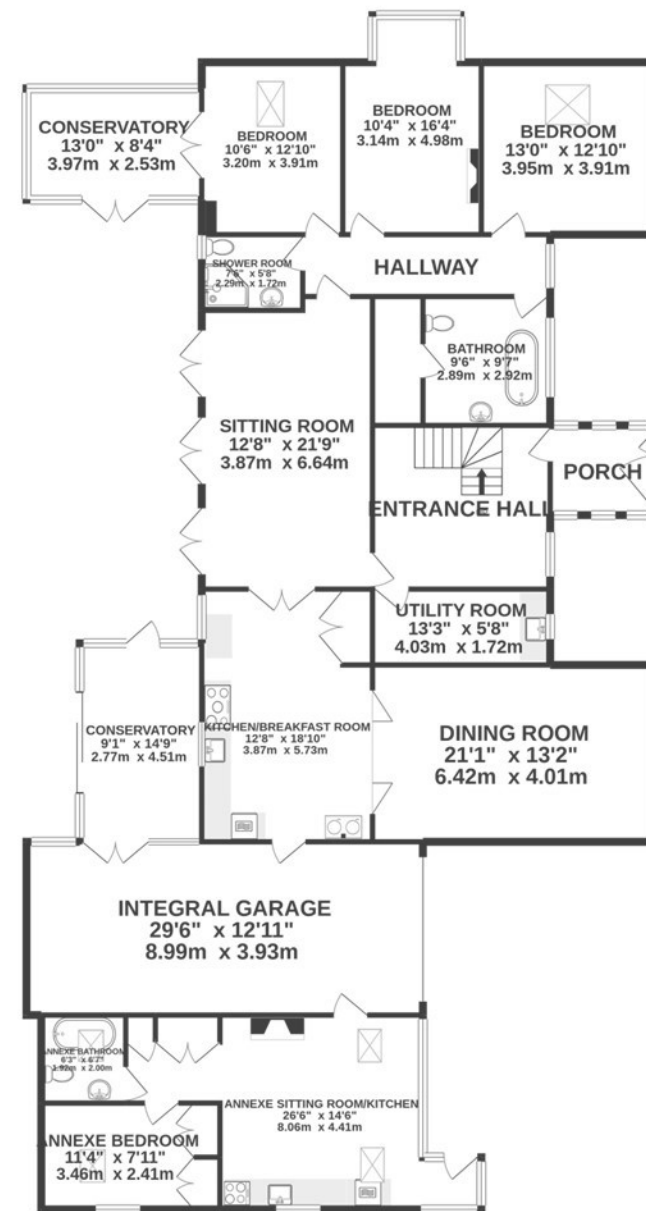
Trevillick Farm is located on the outskirts and a short level walk of Tintagel village centre which is situated on the North coast of Cornwall. There are beautiful cliff top walks just a short distance from the property leading down to Bossiney Cove and along the south west coast path. A range of local amenities can be found in the village of Tintagel offering a pharmacy, infant and primary schools, a selection of restaurants and public houses. The village is also famed for its links to the legend of King Arthur and is home to the castle ruins. For a more comprehensive range of shopping facilities, the towns of Wadebridge and Camelford are within easy reach by car.

To find Trevillick Farm, follow the A39 from Wadebridge signposted to Camelford. After approximately 9 miles, turn left onto the B3266 signposted to Boscastle and Tintagel. Follow the B3266 for approximately 2 miles and then turn left onto the B3314 signposted to Tintagel. After 300 yards, turn right onto the B3263 signposted to Trebarwith Strand and Tintagel. Follow this lane towards Tintagel, passing through Trewarmett along the way. Just a mile from Tintagel there is a sharp bend and a lane off to the left signposted to the Youth Hostel. Follow the lane and after approximately quarter of a mile, Trevillick Farm can be found along on the right hand side. The postcode for satellite navigation is PL34 0DN. What3words: tasters.hours.equity

1ST FLOOR  
 730 sq.ft. (67.8 sq.m.) approx.



GROUND FLOOR  
 2823 sq.ft. (262.3 sq.m.) approx.



*"Offering the ultimate self-sufficient lifestyle opportunity"*

TOTAL FLOOR AREA : 3553 sq.ft. (330.1 sq.m.) approx.