



### Description

A charming and extended split level three bedroom detached character property, situated in the rural hamlet of Halgabron circa 1 mile from Bosinney beach, enjoying a plot size of 0.33 acres/0.13 hectares of lawned gardens and woodland. Winnow Cottage offers an open plan lounge/kitchen/diner, two bedrooms and a bathroom to the ground floor and a kitchenette, bedroom and en-suite shower room to the lower ground floor. The property is part way through renovation and is to be sold with the contents, offering the opportunity for someone to complete the renovation and create an enviable second home/holiday lettings venture.

### Situated

The rural hamlet of Halgabron is circa 1 mile from the sandy beach at Bosinney, St Nectars Glen and Rocky Valley. The nearby popular coastal town of Tintagel with Castle ruins and Arthurian legends, offers a wide range of bespoke shops, cafes, restaurants and public houses, a general store, chemist and doctors surgery, visitors centre and a mobile post office.

### Ground Floor

Entrance hall, lounge/kitchen/diner with doors to the gardens, inner hallway, two bedrooms and bathroom.

### Lower Ground Floor

Kitchenette, bedroom with doors to the gardens and an en-suite shower room.

### Outside

Lawned gardens and woodland of circa 0.33 acres/0.13 hectares.

### Viewings

Strictly by prior appointment with Stratton Creber Padstow 01841 532230. General enquiries Countrywide Property Auctions 01395 275691.

### EPC Rating

TBC

### Council Tax Band

B

### Note

There are eight properties within the development, each paying a contribution to the management company towards gardening, public liability insurance and ad hoc maintenance as required. The current communal management fee per property is £450 per annum. The solar panels are owned outright and a feed in tariff is paid by Eon Energy.

### Tenure

Freehold

