

# Ayr Cottage

BOSSINEY



**Jackie Stanley**  
ESTATE AGENTS



- **Quintessential Cornish Cottage with 16th Century Origins**
- **Beautifully Presented Accommodation with Original Character & Noteworthy Features**
- **Three Bedrooms/Two Bathrooms**
- **Three Individual Reception Rooms**
- **Thick Stone Walls, Beamed Ceilings & Wood Burning Stoves**
- **Gorgeous Mature Garden with Summerhouse**
- **Ample Driveway Parking**
- **Quiet Hamlet just minutes from the South West Coast Path, Beaches at Bossiney & Trebarwith Strand**



Situated in the coastal hamlet of Bossiney, tucked along a hedgerow lane and surrounded by its pretty shrub filled garden is Ayr Cottage. This quintessentially detached Cornish cottage has a long rich history with 16th century origins and bags of original character.

Thick stone walls, ceiling beams and huge inglenook fireplace reflect the historic narrative of this gorgeous cottage which is located just moments from the South West coastal footpath of North Cornwall.

Bossiney is a coastal hamlet on the outskirts of Tintagel and conveniently affords easy access to the sandy, surfing and dog friendly beach at Trebarwith Strand, the beach at Bossiney Cove and the famous St Nectans Glen Waterfall.

The charming accommodation briefly comprises a sociable dining room with a wood burning stove which is open to the cosy sun room to the side. The lounge sits separately, unexpectedly large with a huge inglenook fireplace home to a second wood burning stove with ample space for sofas and occasional furniture. The galley style kitchen is abundantly light with a range of modern cabinets and drawers, a gas fired Rayburn, separate electric hob and freestanding dishwasher. From here is a breakfast room with high ceiling, storage cupboard and stable door access. There is also a utility room with washing machine, tumble dryer, cloakroom and shower cubicle .

Up on the first floor are three bedrooms, two doubles and a bunk/single room with wash basin. The master bedroom has a range of recessed wardrobes while the second double has a high beamed ceiling with Velux window. The main family bathroom has a white suite, paneled bath with glass shower

## Ayr Cottage, Bossiney, Tintagel

PL34 0AY £545,000 guide



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screen and shower over, heated towel rail and painted floorboards. The landing itself is a beautiful space with paneled sloping ceiling and character features.

The pretty garden is exceedingly private and incorporates established and mature hedge boundaries and planted borders. There is a raised lawn and sunken patio, summerhouse, garden shed and private covered drying area. There is also a graveled driveway with off road parking for two/three vehicles. Services to the property include mains water and electricity, private drainage and an LP gas central heating system. EPC rating E. Council tax band D. Ofcom suggest superfast broadband availability. Ofcom suggest 4G mobile connectivity.

Bossiney is a pretty hamlet, situated less than a mile from the popular coastal town of Tintagel, where you will find many shops, pubs and cafes, a primary school, church, doctors surgery, post office and small supermarket. The south west coastal path provides miles of fantastic walks and breathtaking scenery. The property is walking distance to the popular beach at Trebarwith Strand with its famous Port William pub and restaurant. The beach at Bossiney Cove and the famous waterfall of St Nectans Glen are also both within walking distance. The historic harbour fishing villages of Boscastle & Port Isaac are only a few miles away, offering a wealth of amenities and the towns of Wadebridge, Camelford and Bude are within easy motoring distance which provide a more comprehensive range of shopping facilities.

To find Ayr Cottage, 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 road for approximately 4 miles until you enter the village of Tintagel. Turn right at the mini roundabout and follow Bossiney Road for just over 0.5 miles. Turn right at the sign for Launceston and Davidstow and then the very next left. Ayr Cottage can be found along on the left hand side. The postcode for satellite navigation is PL34 0AY. What3words: dilute.diverting.budget

TOTAL FLOOR AREA : 1262 sq.ft. (117.2 sq.m.) approx.

