



Little Ruffo, Trebarwith Strand, Cornwall

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# Little Ruffo, Trebarwith Strand, Tintagel, Cornwall PL34 0HB

A charming four-bedroom house with parking in an exceptional position on the North Cornwall coast with elevated sea views.

Tintagel 1.7 miles, Camelford 5.0 miles, A30 17.0 miles, Launceston 19.5 miles, Newquay Cornwall Airport 23 miles

Open-plan sitting area and dining area | Kitchen Utility | Cloakroom | Four bedrooms | Family bathroom | Shower room | Garden | EPC rating F

## The property

Little Ruffo is a four-bedroom detached house offering beautifully presented and light-filled accommodation configured over two floors. The property lies in an exceptional position overlooking Trebarwith Strand, just moments from the beach with stunning views over the valley and out to sea. The property is currently run as a very successful holiday let providing income potential and could also be used as a family home.

The property features attractive white rendered elevations and has been recently refurbished by the current owners. The main reception room is the 21ft open-plan sitting and dining area which has exposed timber beams overhead and a triple aspect providing a wealth of natural light, including sliding glass doors that open onto the west-facing terrace. The ground floor also has a well-equipped kitchen with built-in units to base and wall level, an electric oven with an induction hob and a hatch to the dining area, as well as a utility room in the hallway providing further space for household appliances and storage. The ground floor accommodation is completed by a useful cloakroom and a separate shower room. The first floor offers four well-presented

bedrooms, as well as a family bathroom with an over-bath shower.

## Outside

The property is nestled in a valley overlooking Trebarwith Strand village and affording far reaching coastal views. Steps lead from the lane up to the house where there is an elevated terrace providing an ideal space for al fresco dining and entertaining and an excellent vantage point for admiring the views. In total the garden measures approximately 0.3 acres. There is an allocated parking space on a shared driveway, while further parking can be found in the village.

## Location

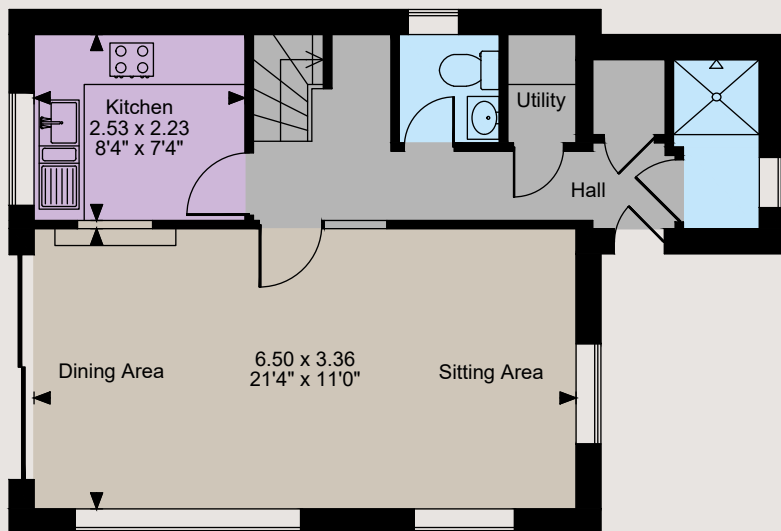
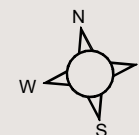
Trebarwith Strand is a small coastal community, set in a sheltered position on the dramatic north Cornwall coast in an Area of Outstanding Natural Beauty. Trebarwith Strand beach has a long stretch of golden sand with hidden coves and rock pools while further beautiful beaches can be found nearby. The area also provides breath-taking walking, cycling and riding routes with the South West Coast Path nearby, offering spectacular routes along the rugged coastline. The camel trail and Bodmin moor are also within easy reach providing further opportunities for outdoor pursuits. Trebarwith Strand village has a local pub and a café, while the nearby historic town of Tintagel offers local shops, cafes, restaurants, and a primary school as well as King Arthur's Castle. Nearby Delabole and Camelford offer several local amenities, including a supermarket and other local shops, plus pubs, cafés, restaurants and primary and secondary schooling while a further extensive range of amenities can be found in the attractive shopping town of Wadebridge which is located on the River Camel just over 11 miles away.



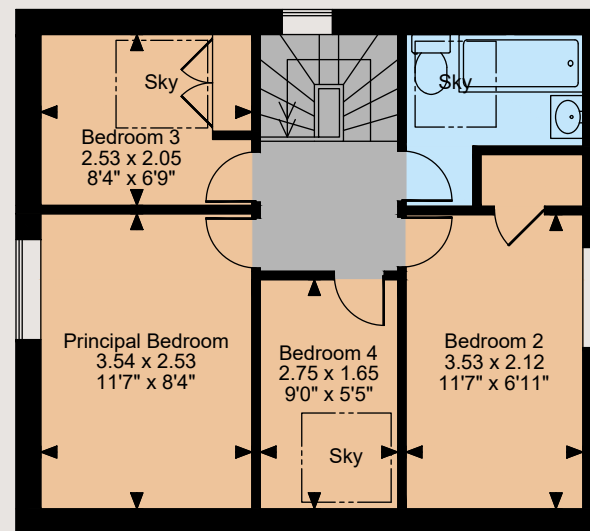




Floorplans  
House internal area 831 sq ft (77 sq m)  
For identification purposes only.



Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.  
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The property has excellent communication links: the A395 provides easy access to the A30, with good connections to the rest of the county, while Bodmin Parkway station offers direct services to London Paddington.

## Directions

What3Words///universal.crockery.kilt brings you to the property's driveway.

## General

**Local Authority:** Cornwall Council

**Services:** Mains electricity and water. Private drainage which we understand is compliant with current regulations.

**Council Tax:** TBC

**Wayleaves and Easements:** There is a shared driveway with a neighbouring property.

**Tenure:** Freehold

**Guide Price:** £550,000

## Exeter

24 Southernhay West, Exeter, Devon EX1 1PR

**01392 215631**

exeter@struttandparker.com

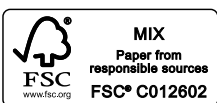
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