

# College Road



# Kendevyron, College Rd Camelford, Cornwall, PL32 9TL

£650,000 Freehold



- Large four to six bedroom family house
- uPVC double glazing throughout
- Beautiful semi-rural location with countryside views
- Two garages with parking for several vehicles
- Walking distance to all amenities
- Very sought after location

## DESCRIPTION

Kendevyron is located at the top of College Road, Camelford which is a quiet semi-rural spot with wonderful views over open countryside. As you can see from the floorplan, this house is very spacious with four bedrooms, shower and bathroom upstairs and lounge, dining room, kitchen, family room, office, sun room, boot room, WC, downstairs. Previously owned by the local doctor, this property comes to the market for the first time in about 50 years. It is undoubtedly an imposing property that will make a fabulous family home

All the rooms facing the rear aspect have large picture windows, taking full advantage of the exceptional countryside views and the well tended lawns of the rear garden.

## PROPERTY DETAILS

From College Road the property is accessed via decorative iron gates onto a driveway with a six or seven vehicle capacity. The front door is recessed into a storm porch and opens into:

### HALLWAY

A large, bright, and airy space with doors to all downstairs accommodation. Built in storage cupboards. Storage radiator. Turning staircase to the first floor. Composite, part glazed front door with glazed side panels.

### DOWNSTAIRS WC

Separated into two sections. The first section has a pedestal wash hand basin and a sliding door giving access to the office and separate door giving access to the WC where there is a opaque window to the front aspect.

### FAMILY ROOM 16'5 x 9'7 (5.0m x 2.9m)

Large windows to the front and rear aspects. Door giving access to a single garage. An adaptable space with many potential uses.

### STUDY / OFFICE 8'6 x 7'9 (2.6m x 2.4m)

Another adaptable room with a window to the front aspect. Currently used as an office but could easily be used as a single bedroom. Sliding door entrance and a further sliding door to the downstairs WC.

### LOUNGE 18'4 x 16'7 (5.6m x 5.1m)

Bright, airy, and inviting with its large picture window to the rear giving views over the garden and countryside beyond. A further large window to the side adds more light to this spacious room. To the side is a large arched alcove ideal for a reading area. There is a large brick fireplace with slate mantel and hearth where there is an oil fired coal effect burner installed.. A further door leads through to the dining room.

### DINING ROOM 13'11 x 10'11 (4.3m x 3.3m)

Excellent sized room with a large picture window to the rear looking over the garden and countryside, plus two more large windows to the side. A front facing glazed door gives access to the side patio and garden. Built in cupboard and shelving space.

### KITCHEN 14'6 x 10'8 (4.4m x 3.2m)

Large window facing out onto the side patio with stainless steel sink with mixer taps below and storage cabinets under. Oil fired AGA cooker to one side. Built-in cupboard space. Plenty of space for all appliances and enough floor space for a breakfast table and chairs. Door leads through to a boot room or utility area which in turn has doors to the front of the property and to the sun room / conservatory.

### SUN ROOM / GREENHOUSE 11'10 x 6'4 (3.6m x 1.9m)

uPVC construction with polycarbonate roof. Windows to the rear and side aspects with a uPVC glazed door to the rear giving access to the side patio and rear garden.

### BEDROOMS 3.8m x 3.8m, 4.2m x 3.3m, 5.1m x 2.9m, 3.2m x 2.4m

All bedrooms are double sized and all have built-in wardrobe space and wash hand basins on vanity units with further storage under. Two bedrooms are rear facing with wonderful views across open countryside.

### BATHROOM / SHOWER ROOM/ WC.

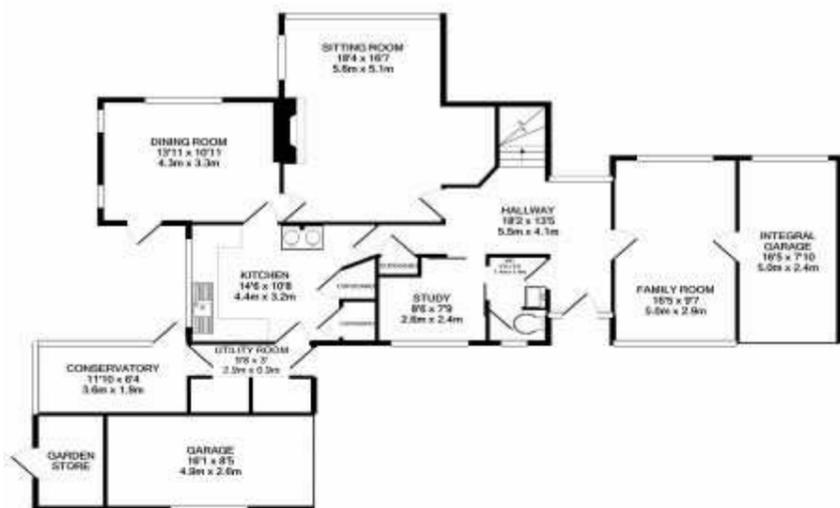
With three separate doors giving access in turn to the WC which has a side facing window. The shower room which houses the mains powered shower in a curtain screened cubicle. The bathroom which houses a panelled coloured bath and vanity sink unit with storage under as well as an electric heated towel rail.

### OUTSIDE

To the front of the property is a parking and turning area large enough to accommodate several vehicles. This is in addition to the two single garages situated at either end of the property. There is a walled boundary with many trees and shrubs giving privacy. The entrance has decorative iron gates. To the side is a sheltered patio area which moves round to a lawned upper garden which winds round to the rear onto tiered lawns with planted borders. The gardens are an impressive size and suit the property well. From the side and rear the views are of open countryside.

### SERVICES

Mains water, electricity, telephone, broadband. Private drainage. Heating is part oil fired and part electric



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