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The Moorings Trefrew Road Camelford, PL32 9TP

A large spacious detached three double bedroom bungalow set in approx a third of an acre of grounds in a quiet countryside setting. The property also benefits from an integral double garage with electric Crocodile roller shutter door, a garden room, conservatory, and large outdoor terrace with glass and steel railing. The property has been modernised to a very high standard.



Highly sought after area

Large open kitchen dining area with doors to outdoor patio

Approx a third of an acre of grounds

Three double bedrooms with master en-suite

Double garage with workshop

Lovely countryside views

£525,000

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Description

Set in a private and quiet location within 2 minutes of Camelford town center, this stunning three bedroom detached bungalow with internal double garage and wrap-around gardens is a credit to its present owners. The property has been modernised to a very high standard both inside and out and would make an ideal home for anyone looking for property that needs no work other than your own personalisation.

The Property

Drive or walk down a private lane off Trefrew Road and through a set of wooden driveway gates, onto a wide parking area with room for several vehicles. Park in the large double garage with electric 'Crocodile' roller shutter door. Entry to the property can either be from the garage internal access door or walk around to a modern composite front door with a large diffused glass side panel which leads directly into:

Entrance Hall 7' 1" x 6' 9" (2.15m x 2.06m)

Light bright and airy. A useful space with cupboard for coats and shoes etc. To the side is a clear glass door with clear glass side panels which lead through to :

Inner Hallway

Again, bright and airy, the hallway gives access to all accommodation and includes two large storage cupboards, two central heating radiators, and an internal access door leading downstairs to the garage and sun room.

Lounge 18' 4" x 19' 8" (5.59m x 6.00m)

A large comfortable room with windows to three sides including a large picture window with lovely countryside views. Patio doors lead on to the conservatory (2.31m x 3.43m). An open fireplace houses a multi fuel burner. There are also two central heating radiators. The room is lit by modern LED ceiling and wall lights. Door leads to Inner Hallway.

Kitchen/Diner 19' 1" x 12' 8" (5.82m x 3.86m)

Opened up by the present owners from being a separate kitchen and dining room which has made a spectacular kitchen/diner. The kitchen is built from very high quality components including granite worktops, Bosch eye level double oven, 5 ring induction hob with a full width Klarstien remote controlled extractor hood. All the units are 'slow close' and finished in a light pastel grey with under lighting

and room for all appliances. The dining area is large enough to incorporate a ten seat dining table. The whole room is bright and airy with windows to the side and front aspects and patio doors leading onto the large terrace.

Utility room 11' 3" x 7' 6" (3.42m x 2.29m)

Accessed from the inner hallway. Upvc part glazed door to the side aspect. Fitted with modern wall and base units with 'butchers block' solid wood work surfaces and incorporates a large stainless steel sink with mixer tap and shower head. Room for all appliances.

Master bedroom 13' 8" x 12' 8" (4.16m x 3.86m)

Large bright room with windows to the side and rear aspects. Built-in wardrobe, radiator, and door to en-suite.

En-suite 6' 1" x 7' 5" (1.86m x 2.25m)

Walk-in shower with glass splash screens. Electric shower fitted. Low level WC and ceramic bowl wash hand basin with mixer tap on a vanity unit with storage . Diffused window to the rear aspect. Large heated towel rail. Spotlighting.

Bedroom 2 10' 10" x 12' 8" (3.31m x 3.85m)

Window to the side aspect, Radiator, Large built-in wardrobe with glass sliding doors.

Bedroom 3 9' 5" x 13' 10" (2.87m x 4.21m)

Window to side aspect. Large built-in wardrobe with sliding door. Central heating radiator.

Garden Room 9' 1" x 11' 1" (2.77m x 3.38m)

Diffused poly carbonate roof. Windows to three sides and double doors leading out to the garden. Laminate flooring. Wall lights.

Conservatory 7' 7" x 11' 3" (2.31m x 3.43m)

Accessed from the lounge. Curved design with quarter wall. Vaulted style roof.

Family Bathroom 5' 11" x 7' 1" (1.80m x 2.16m)

'q' shaped bath with electric shower over and curved splash screen. Low level WC and sink built into a vanity unit with storage. Window to the rear aspect. Grey tiled walls with lighter grey floor tiles.

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

Garage 17' 8" x 19' 1" (5.38m x 5.82m)

Integral to the property with access at the rear and front. Full length 'Crocodile' roller shutter door. Electricity and water supplied. LED strip lighting. Opening at the side leading through to the workshop.

Workshop 9' 4" x 9' 3" (2.85m x 2.82m)

Ideal space to have alongside the garage. Room for a work bench and storage shelving.

Terrace

A large area with convenient access from the kitchen/diner. Views looking out over countryside. Lined with stainless steel post and clear glass panelled balustrade. To the side, stairs lead down to the garden and parking area.

Outside

Where to start with the outside!.. As said before, the front has a large parking area for several vehicles which is lined with new fencing with pedestrian and driveway gates fitted. To the near-side is a gently sloping garden, ideal for either lawn or vegetable garden. The newly fitted oil tank is located at the top of this area and has been fenced in.

To the other side of the property is the main garden with a mixture of lawn, planting beds, patio, trees, and shrubs, gently sloping down to a level area where there is a green house.

Agents Notes

This is a spectacular property located in a quiet, highly desirable location, and yet only a few minutes walk from all amenities including shops, health center, schools, sports centre, pubs, cafes etc. Camelford is also with a short drive to popular holiday destinations such as Tintagel, Boscastle, Bude, and within 20 minutes of market towns such as Launceston and Wadebridge. This property has to be seen to understand exactly what is being offered. Don't miss out!

