



Oxencombe' Camelford, PL32 9YQ

Set in the attractive hamlet of Tremail, we are offering this large three bedroom bungalow with double detached garage and gardens to the front and sides. Early viewing is essential.

Large three double bedroom detached bungalow

Large double detached garage with power and water

Parking for several vehicles

Very sought after location of Tremail, Cornwall

Stone outbuilding with potential

Gardens to front and both sides

£455,000

Description

An exceptional property in a highly sought after village location. With three double bedrooms and master en-suite, large kitchen/diner, 7m lounge, office, shower room, extra WC, conservatory, double garage and workshop, and gardens to either side and the front.

Entrance Hallway

The property is entered through a wooden front door with glazed side panel into the main hallway. A wide space with doors accessing all internal accommodation. Two central heating radiators. Loft hatch accessing a boarded loft space.

Lounge 23' 2" x 15' 10" (7.06m x 4.83m)

This room has excellent proportions and is light and airy due to the large window to the rear aspect, two stained glass windows to either side aspects, and sliding glass doors leading out to the conservatory. There is a stone fireplace (working) and two central heating radiators. Power, antenna, telephone/broadband sockets.

Kitchen/Diner 17' 11" x 10' 0" (5.45m x 3.06m)

Again, a bright and airy space with two windows to the rear aspect and a part glazed back door. Various wall and base units with roll top work surfaces. Built-in eye level oven and grill and built-in dishwasher. Four ring ceramic hob with a stainless steel extractor over. Stainless steel one and a half bowl sink with drainer and mix taps. Cupboard housing the immersion tank. Myson oil fired boiler. Wood paneled ceiling with spotlights.

Conservatory 11' 2" x 5' 7" (3.4m x 1.7m)

quarter wall construction. Sliding door to the front garden. Polycarbonate roof for better temperature control.

2nd WC 7' 6" x 5' 0" (2.28m x 1.53m)

Large room for a second WC! Window to the front aspect. Low level WC, pedestal wash hand basin, and radiator.

Office 8' 8" x 6' 6" (2.63m x 1.99m)

A small but very useful room with plenty of room for desk, chair, bookshelves etc. Window to the front aspect. Radiator.

Master bedroom 14' 4" x 10' 0" (4.37m x 3.06m)

Impressive room with a large window to the rear aspect. Built-in floor to ceiling wardrobe set with drawers. Door to En-suite. Radiator.

En-suite 6' 7" x 5' 6" (2.00m x 1.67m)

Deep paneled bath with corner mix taps and separate shower head. Low level WC built-in to a vanity unit with wash hand basin and storage below. Chrome heated towel rail. Window to the side aspect. Tiled walls and floor.

Bedroom 2 12' 4" x 10' 2" (3.77m x 3.10m)

Large window to the front aspect. Built-in four door wardrobe and matching large drawer and shelving unit. Central heating radiator.

Bedroom 3 12' 5" x 10' 3" (3.79m x 3.13m)

A third double room with window to the front aspect. Central heating radiator.

Shower Room 6' 7" x 5' 6" (2.00m x 1.67m)

Glass screened shower cubicle with electric Mira shower fitted. Low level WC, Pedestal wash hand basin. Window to the side aspect. Central heating radiator.

Garage 22' 1" x 19' 1" (6.73m x 5.81m)

Detached from the main house. Entrances via a uPVC door to the side and from a full width metal roller door to the front. The garage is equipped with water and power and has plenty of eves storage. This garage will fit 2 vehicles with ease with room for a workshop to the rear.

Outbuilding 19' 0" x 14' 9" (5.8m x 4.5m)

Traditional stone building with new slate and timber roof. This little building has lots of potential. It could be developed into further accommodation to the main house or equipped as a small holiday let.

Outside

Entry to the property is through double metal driveway gates onto a tarmac parking area with room for several vehicles. This gives direct access to the double garage. A path then carries on to the front door. To the side of the path is the front garden which is laid to lawn with a tree and shrub boundary. The garden continues around the side to a metal handgate which opens to the rear pathway with trees bushes and shrubs to the rear boundary. The path continues along the length of the bungalow and onto a large paved area where

