



15 Tregoodwell



15 Tregoodwell

, Camelford, Cornwall, PL32 9PU

Camelford 0.6 miles - Tintagel 6.6 miles - Bude 16.9 miles

A charming three bedroom Cornish cottage with generous gardens in a convenient Hamlet location

- Rural hamlet location
- Spacious Kitchen/Dining Room
- Delightful character features throughout
- 2 Bathrooms (1 Ensuite)
- Freehold
- 3 Double Bedrooms
- Living Room with open fireplace
- Attractive front and rear gardens
- No onward chain
- Council Tax Band: C

Guide Price £350,000

SITUATION

Tregoodwell is a popular hamlet situated on the outskirts of the former market town of Camelford, with the surrounding countryside providing excellent opportunities for walking and other outdoor pursuits. Camelford offers a range of day to day amenities, including shops, primary and secondary schools, a town park, and leisure facilities.

Bodmin Moor lies less than two miles to the east, while the spectacular North Cornwall coastline and a number of renowned beaches are within easy reach, including Trebarwith Strand and Crackington Haven. The historic villages of Tintagel and Port Isaac are also only a short drive away, whilst the popular harbour town of Padstow, renowned for its culinary scene and picturesque estuary, is within convenient reach. For golf enthusiasts, the area is well served by several highly regarded courses, including the renowned St Enodoc Golf Club at Rock, along with courses at Bowood Park and Trevoze Head.

DESCRIPTION

A beautifully presented and attractive stone three bedroom Cornish cottage, situated within the popular hamlet of Tregoodwell on the outskirts of Camelford. The terraced property retains a wealth of character features and enjoys generous, well established gardens, together with the considerable benefit of no onward chain.



ACCOMMODATION

The ground floor is approached via an entrance hall with attractive timber flooring and useful storage. The sitting room is a light and welcoming space, featuring a beamed ceiling, window seat and an open fireplace with granite lintel and slate hearth.

To the other side of the property is the impressive dual aspect kitchen/dining room, which provides an excellent everyday living and entertaining space. The kitchen is fitted with a good range of wall and base units, integrated double oven, hob, dishwasher and fridge. A granite fireplace houses a woodburning stove, whilst further character is provided by the exposed timber flooring and former bread oven.

A useful ground floor cloakroom/utility room completes the ground floor, with plumbing and space for washing and drying appliances together with the oil fired boiler.

On the first floor are three double bedrooms, two of which enjoy attractive views over Tregoodwell and the surrounding countryside, while the third overlooks the pretty rear garden. The principal bedroom benefits from an en-suite shower room, whilst the spacious family bathroom has a bath with shower over.

OUTSIDE

Outside, the property is complemented by particularly attractive and generous gardens. The enclosed front garden is laid principally to lawn and bordered by mature planting, with a slate path leading to the entrance.

The rear garden is a real feature of the property, comprising a lower lawned area with summerhouse and gated side access, with steps leading to a further substantial upper garden. This is enclosed by fencing and walls and is well stocked with mature trees, shrubs and planting, creating a peaceful and private setting. A large timber storage shed, with power and lighting connected, provides useful additional storage.

SERVICES

Mains electricity, water and drainage, Oil-fired central heating and wood burning stoves. Broadband availability: Ultrafast, Superfast and Standard ADSL, Mobile signal: voice and data available (Ofcom). Please note the agents have not inspected or tested these services. Please note that parking is often available in the communal square directly in front of the property, this is not allocated to the house.

VIEWINGS

Strictly by prior appointment with the vendor's appointed agents, Stags.

DIRECTIONS

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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

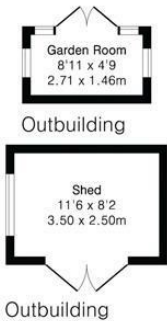
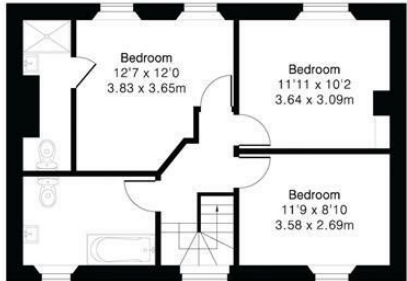
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Approximate Gross Internal Area 1132 sq ft - 106 sq m
(Excluding Outbuilding)

Ground Floor Area 566 sq ft - 53 sq m
First Floor Area 566 sq ft - 53 sq m
Outbuilding Area 137 sq ft - 13 sq m



First Floor



Ground Floor

For Identification Only Not To Scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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