

STAGS

Oriel House

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College Road, Camelford, PL32 9TL

Town Centre 0.2 miles - Trebarwith Strand beach 5.6 miles - Launceston/A30 16.4 miles

Enjoying one of the best locations in the town, along a no through road, this 4 bedroom,1 ensuite detached house has a double garage and a high degree of privacy, both in the house and colourful gardens.

- Quiet, no through road position
- Mature and secluded plot
- Colourful gardens, with numerous sitting areas
- 4 bedroom, 1 ensuite accommodation
- Freehold
- Easy walk to the town centre
- 3 reception rooms
- Double garage and ample parking
- LP gas fired central heating
- Council Tax Band: E

Offers In Excess Of £475,000

SITUATION

Occupying a particularly sought-after position along College Road, regarded as one of Camelford's most desirable residential addresses, this detached family home enjoys a peaceful setting within easy walking distance of the town centre and nearby Enfield Park. Camelford offers an excellent range of day-to-day amenities including shops, cafés, public houses, primary and secondary schooling and leisure facilities, whilst also providing convenient access to some of North Cornwall's most celebrated coastline and countryside. The picturesque beaches at Trebarwith Strand and Polzeath, together with the renowned villages of Boscastle and Tintagel, are all within comfortable reach. The towns of Wadebridge, Bodmin and Launceston are readily accessible, with the A30 providing excellent links further afield. The area is also well regarded for its surrounding countryside walks, with nearby routes leading through the Camel Valley and towards the scenic River Camel and open moorland.

DESCRIPTION

Built during the 1980s, this attractive block-built detached home offers well-presented and generously proportioned accommodation ideally suited to family occupation. The property benefits from UPVC double glazed windows throughout, whilst warmth is provided by LP gas fired central heating together with a charming LP gas stove set within a fireplace in the sitting room, which also features an Oriel window hence the name of the property. The property enjoys a great position along College Road, which is a no-through road, with mature and colourful gardens, ample parking and a double garage - and enjoys a good deal of privacy throughout. The vendors may be able to offer no onward chain, subject to circumstances.







ACCOMMODATION

A sliding UPVC patio door opens into an entrance porch which in turn leads through to a welcoming reception hall. The principal sitting room is a comfortable and inviting space centred around the feature stove, whilst a separate formal dining room enjoys direct access into a delightful garden room. Designed for year-round enjoyment, the garden room features a solid roof with skylights, windows to two elevations and French doors opening onto a private patio, creating an ideal space for morning coffee or alfresco dining. The kitchen/breakfast room is fitted with a range of matching units together with integrated dishwasher and fridge, ceramic sink and practical wood-effect laminate flooring. A door from the hallway provides access into the generous double garage which currently serves as storage and utility space, complete with separate plumbing. Subject to any necessary consents, the garage may offer potential for conversion into additional accommodation or a self-contained annexe.

A attractive split-level staircase rises to a pretty half landing where a window overlooks the rear garden and a door leads into the family bathroom, fitted with both a bath and separate shower cubicle. A further short flight of steps leads to the main landing, which includes an airing cupboard and access to all bedrooms. The principal bedroom is positioned to the rear of the property and benefits from a dual aspect together with an en suite shower room. There are two further double bedrooms, one of which features built-in furniture, in addition to a fourth single bedroom which would equally lend itself as a study or hobby room and enjoys a pleasant outlook towards the valley and mature trees to the front.

OUTSIDE

The property is approached via a gated tarmac driveway providing ample parking and turning together with access to the double garage. Mature gardens surround the house, creating a wonderful sense of privacy and seclusion, with established trees and high hedge boundaries affording a particularly discreet setting from neighbouring properties. To the front, the garden is principally laid to lawn and attractively planted with a variety of mature trees and perennial shrubs, whilst enjoying a pleasant outlook across the hedge and field opposite towards the valley beyond. To one side of the property, a sheltered patio provides a real suntrap and an ideal space for alfresco dining or quiet relaxation in complete privacy.
A pathway continues around to a smaller rear patio, where a clematis-covered archway opens through to the main rear garden. This area is equally secluded and features a lawn together with an attractive astro turf seating area. The colourful gardens have been thoughtfully planted and include an array of established specimens such as wisteria, rhododendrons, azaleas, roses, clematis and numerous additional varieties, creating an impressive display throughout the seasons.

VIEWING

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

SERVICES

Main electricity, water and drainage. LPG central heating. 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. The property is sold subject to all local authority charges.

DIRECTIONS

As you drive in from the north along A39, proceed down the hill and just opposite the town's free car park, turn left into College Road. Follow this road along for a little way where Oriel House will be found on the left hand side.

Waht3words - ///downcast.flagging.rhino



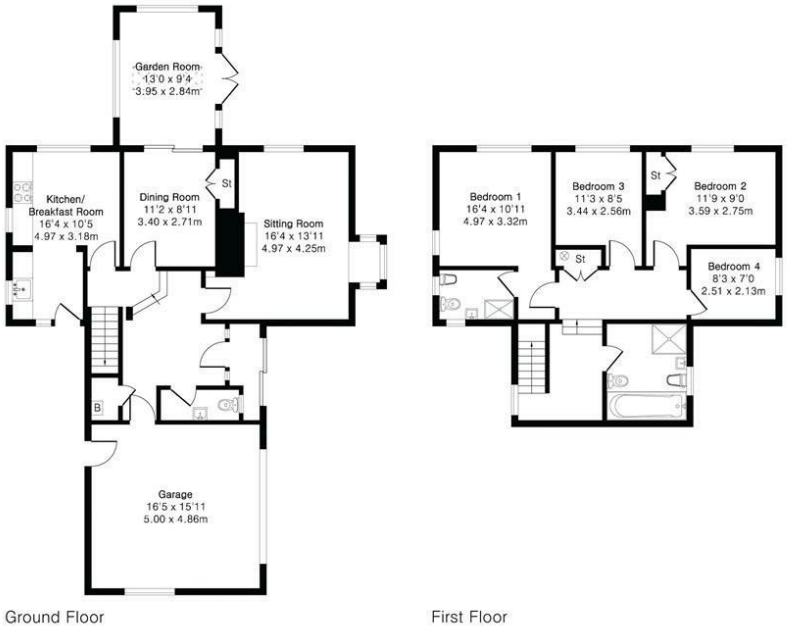




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.



Approximate Gross Internal Area 1797 sq ft - 167 sq m
(Excluding Outbuilding)
Ground Floor Area 1102 sq ft – 102 sq m
First Floor Area 695 sq ft – 65 sq m
Outbuilding Area 82 sq ft – 8 sq m



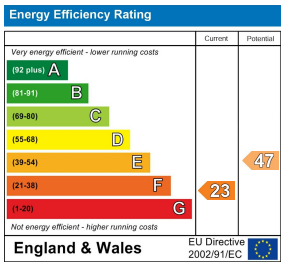
(For Identification only – Not to scale)

PINK PLAN

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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