



Trehann



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Tregoodwell, Camelford, Cornwall, PL32 9PS

Camelford 0.5 miles - North Cornish Coast 6 miles - Launceston (A30) 13.6 miles

An attractive house located in a semi-rural hamlet close to amenities

- Countryside Views
- Accessible Location
- 3 Bedrooms (1 En Suite)
- Kitchen and Utility Room
- Sitting Room
- Dining Room
- Garden
- Ample Parking

Guide Price £410,000

SITUATION

The property is located within the semi-rural hamlet of Tregoodwell, on the fringes of Bodmin Moor close to the majestic Rough Tor, which is in an Area of Outstanding Natural Beauty. The former market town of Camelford is ½ a mile away and offers both primary and secondary schools as well as a comprehensive range of shopping facilities, including a co-op, chemist, Post Office, doctor's surgery, veterinary practice and sports centre. The stunning beach at Trebarwith Strand is 6 miles to the west, at low tide the sandy beach stretches over a mile along the rugged North Cornish coast. The A39 trunk road provides access to Wadebridge which sits astride the River Camel with its famous cycle path and connects to the picturesque town of Padstow. Access to the A30 can be gained at Launceston connecting the cathedral cities of Truro and Exeter.

DESCRIPTION

Constructed in the early 2000's from block cavity under a tiled roof, this comfortable family home has been updated by the current vendors. Sitting in the peaceful hamlet of Tregoodwell is a short distance from both Bodmin Moor and the North Cornish Coast.



ACCOMMODATION

The accommodation is clearly illustrated on the floor plan overleaf and comprises: a downstairs cloakroom with WC and wash hand basin. The sitting room has a wood burning stove on a slate hearth and an archway leading through to the dining room. The kitchen has a range of oak wall mounted and base units with a black granite worktop, Butlers sink, space for a Range cooker with extractor over and space for dishwasher. Off the kitchen is a utility room/boot room housing the floor standing boiler and solar power metering equipment. There is a side door to the garden and sliding double glazed doors giving access to the patio, ideal for al fresco dining.

Stairs from the hall lead to the first floor landing with views across open farmland to the rear of the property. The principal bedroom has pleasant views over the hamlet and the countryside beyond and benefits from an en suite with shower, WC and vanity sink unit. There are 2 further bedrooms both with built in storage and a family bathroom comprising a panel enclosed bath, corner shower, WC, vanity sink unit. Both bedroom 3 and the bathroom have pretty countryside views.

OUTSIDE

To the front of the property is a granite chipping driveway providing ample parking with a rose archway giving access to the pathway, which leads to the front door. There is a patio and lawned area to the front surrounded by raised beds. The rear garden is laid mainly to lawn edged with flower beds.

SERVICES

Mains water, electricity and drainage. Oil fired central heating. Solar panels are installed on the roof providing a FIT payment. Please note the agents have not inspected or tested these services.

VIEWINGS

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

DIRECTIONS

From centre of Camelford take the A39 north towards Bude. Just before you leave the town take a right hand turning onto Roughtor Road sign posted Rough Tor and Bodmin Moor. Proceed for 0.2 miles and on reaching the junction take the right hand turning proceeding into the hamlet of Tregoodwell and the entrance to the driveway is located on the left hand side opposite the Tregoodwell sign.





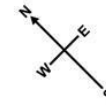
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	85	90
England & Wales		EU Directive 2002/91/EC

Kensley House, 18 Western Road, Launceston, PL15 7AS

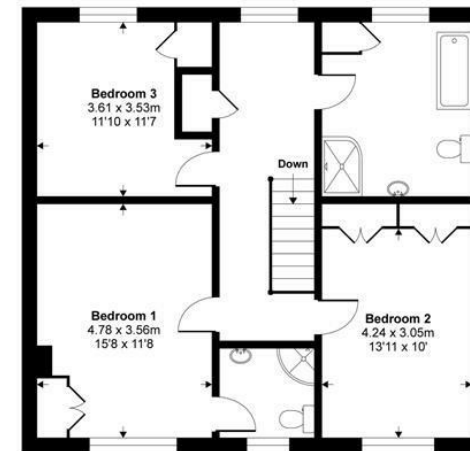
launceston@stags.co.uk

01566 774999

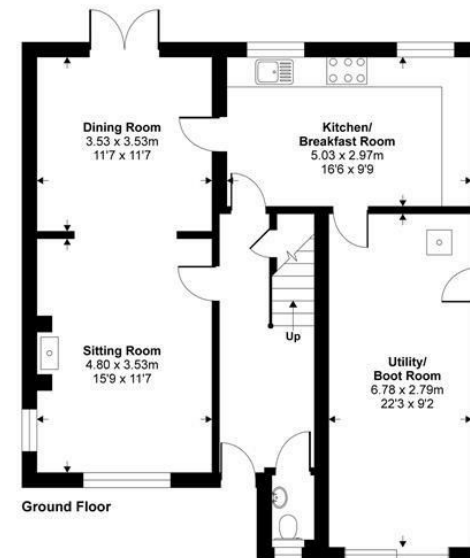
These particulars are a guide only and should not be relied upon for any purpose.



Approximate Area = 1680 sq ft / 156 sq m
For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Stags. REF: 700896



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