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1 Belah Meadows





Crackington Haven 5.4 miles - Bude 12 miles - Launceston (A30) 12.9 miles

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A detached bungalow which has been substantially extended to offer a spacious home.

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- Substantial Extended Detached Bungalow
- 5 Bedrooms (3 En Suites)
- Kitchen & Utility
- Sitting Room
- Dining Room
- Front & Rear Garden
- Double Garage
- Off Road Parking
- Council Tax Band: D
- Freehold

Offers In Excess Of  
£440,000

### SITUATION

The property enjoys a most appealing semi rural setting, a short distance from the A39 Atlantic Highway, which links the coastal resort of Bude to the north with Camelford to the south. The former market town of Camelford offers both primary and secondary schools as well as a comprehensive range of shopping facilities, including a chemist, Post Office, doctor's surgery, veterinary practice and sports centre. Both towns have doctors, dentists, veterinary surgeries and amenities catering for day to day needs.

### DESCRIPTION

The property has been substantially extended over the years to offer a deceptively spacious detached bungalow. The accommodation offers 5 bedrooms (3 en suites), kitchen, sitting room, dining room, bathroom, utility, integral double garage, beautiful front garden and large patio to the rear with a detached office/studio.

### ACCOMMODATION

Front door into entrance hall with airing cupboard, cloakroom with WC and two useful storage cupboards. To the left of the hall is the kitchen comprising a range of wall and base units, inset sink, built-in cooker, electric hob with extractor hood over and integrated fridge freezer. Off the kitchen there is a utility room with further units, inset sink, space and plumbing for appliances and doors to the front and rear garden. An opening from the kitchen leads to a large substantial sitting room with an open fire with stone surround, bar and sliding doors to the rear.

Internal sliding doors lead to the spacious dining room with doors to the rear and into bedroom 5 which benefits from an en suite shower room and a sauna (not tested). From the hallway doors lead to bathroom comprising bath with shower above, WC

and wash hand basin, and to the 4 double bedrooms.

Bedroom 1 is dual aspect and benefits from built-in storage and an en suite bathroom with bath, WC and wash hand basin. Bedroom 2 has an ensuite shower room, built-in cupboard and overlooks the rear courtyard. Bedrooms 3 and 4 have a wash hand basin in the room, with bedroom 3 also having a useful built-in storage.

### OUTSIDE

Driveway with parking for 3-4 cars and a double garage with an up and over door. The front garden is mainly laid to lawn with flower beds that run along the drive and bounded by mature shrubs. To the rear of the property is a substantial courtyard with a greenhouse and a useful detached office/studio with power and light.

### SERVICES

Mains electricity, water and drainage. Oil fired central heating. Please note the agents have not inspected or tested these services.

### VIEWINGS

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

### DIRECTIONS

Travelling north on the A39, as you reach Otterham Station you will see Belah Meadows on your right hand side, follow this lane for a short distance around a right hand bend and driveway is the first on the right.

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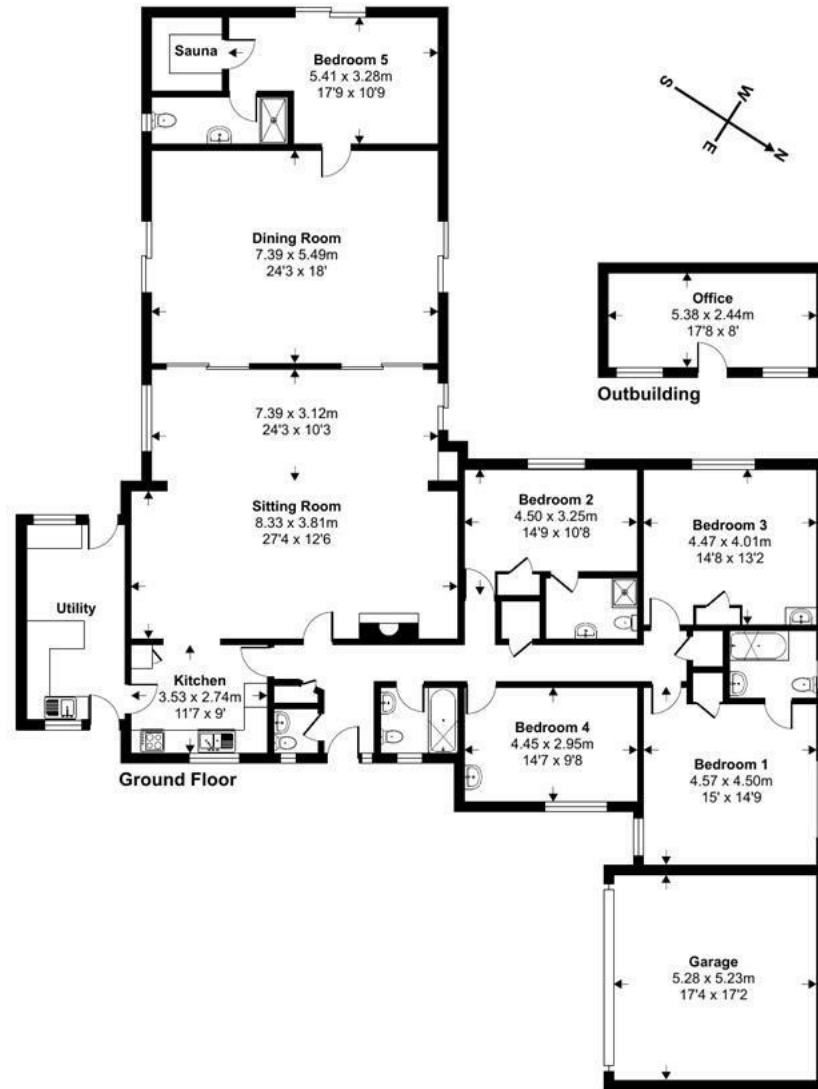
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Approximate Area = 2663 sq ft / 247.4 sq m  
 Garage = 298 sq ft / 27.6 sq m  
 Outbuilding = 141 sq ft / 13 sq m  
 Total = 3102 sq ft / 288 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Stags. REF: 1026504

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
(92-100) A	(81-91) B	(65-77) C	(35-58) D
(55-64) E	(29-54) F	(1-28) G	
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales			

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

01566 774999

launceston@stags.co.uk

stags.co.uk