



Penndene





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Trefrew, Camelford, Cornwall, PL32 9TS

Camelford 1.0 miles - Trebarwith Strand 4.7 miles - Tintagel 5.8 miles

**A rare opportunity to acquire a superbly presented apartment, set within this imposing Manor House.**

- No Onward Chain
- Sitting/Dining Room
- 2 Double Bedrooms (1 En Suite)
- Generous Garden
- Leasehold
- Viewings Strictly By Appointment
- Kitchen/Breakfast Room
- Summerhouse/Office & Store
- Off Road Parking & Garage
- Council Tax Band: A

**Guide Price £299,950**

## SITUATION

The property is situated in a rural position within a short distance from the former market town of Camelford. Trebarwith Strand Beach considered one of Cornwall's hidden gems and is just a short drive from the property and from the larger towns of Wadebridge and Bude. Ideally positioned for easy access to both the A30 and A39 Atlantic Highway and with the main line station of Bodmin Parkway just 16 miles away, giving access to Exeter, Bath and London, with a further mainline station and international airports at Newquay and Exeter. Camelford, is within easy reach of the North Cornish Coast with Polzeath and Padstow within 14 miles and is moments away from the Tamar Lakes and the breath-taking beauty of Roughtor and the south west coast path.

## DESCRIPTION

A well presented 2 bedroom first floor apartment with spacious accommodation throughout and a generous garden. This spacious property which was built in 1908 and converted into separate dwellings in 1979. The current owners have subsequently renovated the apartment throughout, offering a sitting/dining room, kitchen/breakfast room, utility, 2 bedrooms (1 en suite bathroom), shower room, garden/log store, office/summer house, delightful garden, garage and off road parking for multiple vehicles.





## ACCOMMODATION

Front door opens into the entrance hall/utility which has a range of cupboards, inset sink and space for appliances. A further door leads into the inner hall with a WC and stairs leading up to the first floor and the spacious split level landing.

The sitting/dining room is an impressive reception room with a wood burning stove, wonderful high ceilings and original stone mullion windows with an aspect out to the front of the building.

The kitchen comprises a range of wall mounted cupboards, base units and drawers, Belfast sink, space for appliances, space for American style fridge freezer, space for a range cooker with an extractor hood over and a breakfast bar. From the kitchen a loft ladder leads to extensive attic storage.

The two bedrooms are both doubles with bedroom 1 benefitting from a dual aspect outlook and an en suite bathroom with a bath and wash hand basin. The accommodation is completed with a shower room, offering a shower, WC and a wash hand basin.

## OUTSIDE

The property is approached by a sweeping private drive which leads to an area of parking and garage with power and light.

The garden is a generous size and offers a wealth of mature trees, shrubs, flowers and plants. The garden is predominantly laid to lawn with a range of raised beds, summerhouse/home office, greenhouse, useful outside store and an area laid with gravel which provides an excellent position for al fresco dining.

## SERVICES

Mains electricity water, and drainage. Electric heating. Broadband available: Superfast and Standard ADSL. Mobile signal coverage: 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.

## LEASE INFORMATION

Please note that the property has 954 years remaining on the lease which commenced in 1979 with a term of 999 years. We have been informed by the current vendors that there are no maintenance charges and there is an annual ground rent of £10.

## VIEWINGS

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

## DIRECTIONS

From Bude head South along the A39 Atlantic Highway. Turn right onto the B3314 for 0.75 miles and then turn left onto Trefrew Road. Follow the road for 0.6 miles and then bear left at the fork in the road. After 0.2 miles you will see the entrance to the property on your right, as you enter, follow the drive which leads to the right and this will take you to the parking area.

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## AGENTS NOTE

A communal pathway leads through the grounds of the property which residents have a right of way over.





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		80
(81-91)	B		
(69-80)	C		
(55-68)	D	54	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

launceston@stags.co.uk

01566 774999

