



MELORNE FARM  
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Melorne Farm

# Melorne Farm

Camelford Station, Camelford, Cornwall, PL32 9TZ

Camelford 1.7 miles - Boscastle 4.7 miles - 16.9 Bude miles

**A most impressive and extensively refurbished detached residence perfectly suited for multigenerational living or deriving an income.**

- Spacious and Well Proportioned
- Multi-Generational Living
- Income Potential
- Central North Cornwall Location
- 6 Berth Caravan
- Landscaped Front and Rear Gardens
- Extensive Off Road Parking
- Immaculately Presented
- Tenure: Freehold
- Council Tax Band: E

**Guide Price £825,000**

## SITUATION

The property is situated in the heart of North Cornwall, within striking distance of the Cornish coastline from Port Isaac to Boscastle offering beautiful beaches carved out of the rugged Cornish cliffs. Located only 1.6 miles away, the A39 connects the Cornish Towns of Wadebridge, Camelford and Bude. The former market town of Camelford is only 1.7 miles away and 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. The coastal village and fishing port of Boscastle with its picturesque harbour, quaint shops and various eateries is approximately 4 miles away whilst the coastal town of Tintagel lies the same distance north, steeped in magic and history offers walks along the dramatic coastline with stunning views.

## DESCRIPTION

A most appealing former farmhouse originally dating back to the early 1900's in the heart of North Cornwall with far reaching rural viewings and less than 4 miles from the rugged North Cornish Coastline. The property has been completely refurbished in recent years and now presents a fantastic opportunity with substantial living space and a 6 berth caravan, for those looking for multigenerational living opportunities or to derive an income.

## ACCOMMODATION

The accommodation throughout the property has been refurbished and restored to a high standard by the current owners to create a warm and welcoming family home. Many character features have been retained including wooden and slate floors, exposed wooden beams and staircases along with slate window sills.



From the main entrance hall is a welcoming inner hallway, with a ground floor office/study. The sitting room is currently used as a breakfast room and has an impressive brick built inglenook fireplace housing a log burner. The kitchen/breakfast room has a number of integrated appliances including 2x dishwashers and a fully electric Aga, along with a range of base and wall mounted units, a pantry, various storage and polished granite work surfaces. There are doors from the kitchen to the rear patio, a beautifully landscaped setting catching the afternoon and evening sun. The lounge adjoining the kitchen provides an extra quiet seating area with an additional log burner whilst a further lower ground floor room acts as additional space for a games room, cinema room and suchlike.

A beautifully crafted wooden staircase presents the 5 bedrooms over 2 floors, 4 of which have been built in storage. The principal bedroom has a generous ensuite shower room and far reaching countryside views. Both double bedrooms on the first floor are serviced by a larger than average family bathroom, whilst a separate shower room services both double bedrooms on the second floor.

In addition, the accommodation extends beyond the ground floor kitchen with a further utility space or potential to use as a separate kitchen area subject to some slight alterations. There are various base and wall mounted units, with space and plumbing for white goods. A hallway leads to a cloakroom with WC, accessible shower room and various store cupboards whilst a separate sitting room presents itself as potential use for a self contained unit. Stairs from this rise to the first floor with a further bedroom and views overlooking the Cornish countryside.

#### **OUTSIDE**

The property is approached via a private driveway with ample off road parking for a number of small and larger vehicles with adequate turning space. There is a single garage with power and light and an electric roller door. There are various sheds and outbuildings within the grounds which are immaculately presented and landscaped to areas of level lawn, vegetable garden, orchard and private enclosed rear patio. The private gardens to the rear enjoy a south westerly facing aspect with a raised lawn, established flower beds and a beautiful pond.

The 6 berth caravan enjoys it's own private gardens which are enclosed, providing a quiet seating area for the guests. Adjoining this is an area perfect for hosting social gatherings or to relax of a summers evening, including a wood fired hot tub and garden rooms, with power and light connected.

#### **SERVICES**

Mains water and electricity. Oil fired central heating and wood burners in the main house. Gas fired central heating in the caravan, electric heating in garden room. Drainage via privately owned sewage treatment plant. uPVC double glazed throughout the main house. Broadband available: Ultrafast and Standard ADSL. Mobile signal coverage: Voice and Data available (Ofcom). Please note the agents have not inspected or tested these services.

#### **VIEWINGS**

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

#### **DIRECTIONS**

From Camelford, proceed towards the B3266 signposted towards Camelford Station Trebarwith and Tintagel. Follow this road for approximately 1.4 miles where the property will be set back on the left hand side.

What3words.com: ///heads.swerving.qualify

#### **PLANNING INFORMATION**

Outline planning permission was previously granted in Dec 2019 for the construction of a dwelling, sited where the caravan is. The planning application number for this is: PA19/08674



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			
102 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 3530 sq ft / 327.9 sq m  
 Limited Use Area(s) = 46 sq ft / 4.2 sq m  
 Garage = 162 sq ft / 15 sq m  
 Outbuildings = 489 sq ft / 45.4 sq m  
 Total = 4227 sq ft / 392.5 sq m  
 For identification only - Not to scale

Denotes restricted head height

**Second Floor**

- Bedroom 4: 4.34 x 3.66m (14'3" x 12')
- Bedroom 5: 4.04 x 3.68m (13'3" x 12'1")

**First Floor**

- Bedroom 3: 3.66 x 2.90m (12' x 9'6")
- Bedroom 2: 3.76 x 3.28m (12'4" x 10'9")
- Bedroom 1: 4.83 x 3.25m (15'10" x 10'8")
- Bedroom 6: 5.89 x 4.50m (19'4" x 14'9")

**Ground Floor**

- Bedroom 1: 2.51 x 2.13m (8'3" x 7')
- Bedroom 2: 2.97 x 1.73m (9'8" x 5'8")
- Sitting Room: 6.30 x 5.54m (20'8" x 18'2")
- Study: 2.74 x 2.51m (9' x 8'3")
- Lounge: 4.80 x 3.84m (15'9" x 12'7")
- Sitting Room 2: 5.64 x 2.92m (18'6" x 9'7")
- Garage: 5.64 x 2.74m (18'6" x 9')
- Kitchen: 6.40 x 5.52m (21' x 18'1")
- Utility: 3.66 x 2.54m (12' x 8'4")
- Caravan: Kitchen / Sitting Room 4.30 x 3.66m (15'9" x 12')

**Basement**

- Barn Room: 8.89 x 3.84m (29'2" x 12'7")

**Garden Rooms**

- Garden Room 1: 3.05 x 2.44m (10' x 8')
- Garden Room 2: 2.60 x 2.29m (8'6" x 7'6")

**Other Information:**

- Compass rose showing South (S), North (N), East (E), and West (W).
- RICS Certified Property Measurer logo.
- Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Stags. REF: 1118010