



Namboor
Tremail | Camelford



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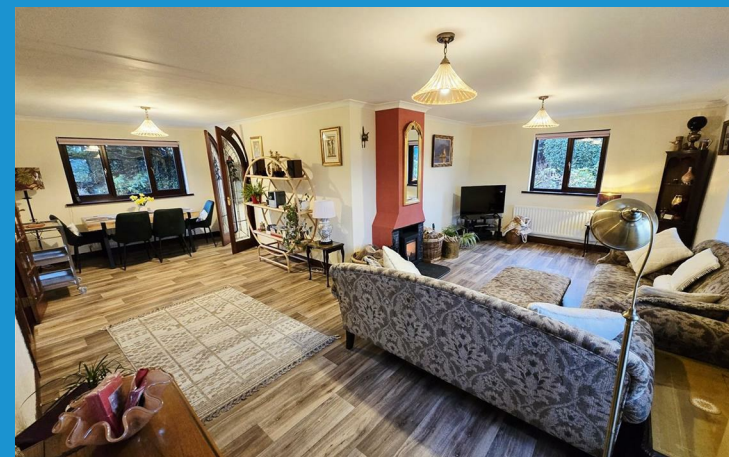


A deceptively spacious and well-presented 3-bedroom detached bungalow set in a peaceful village setting. The property is approached via a sweeping gravelled driveway, providing off-road parking for several cars and turning space leading to a single garage and workshop. There are established gardens providing impressive seasonal colour.

The property includes a generous reception space with an open-plan 'L' shaped living room and dining room leading into a conservatory overlooking the rear garden. Double gothic style doors with stained glass inserts lead from the dining room into a well-appointed modern kitchen which in turn leads into a useful utility room with a door to the garden. The hallway provides a welcoming entrance to the property and features a cloakroom with a WC and a useful storage cupboard. There are 3 spacious bedrooms, 2 of which have fitted wardrobes, plus a remodelled bathroom with attractive tiling.

There is gated access to the property leading onto the gravelled driveway which has lawned areas to both sides and a range of plants and shrubbery. There is access to both sides of the property, leading around to the rear where there are impressive planted gardens wrapping around to the side of the property. There is a small orchard, the LPG tank for the central heating, and a summerhouse alongside a pond. The property would suit buyers looking for a private and peaceful location.

The village of Tremail enjoys a tranquil setting with little through traffic. In all directions from Tremail there is scenery of outstanding natural beauty. The village has retained its traditional flavour and Bodmin Moor is less than 2 miles away, about 5 minutes by car. From this part of the Moor there are views to Brown Willy, Rough Tor and Crowdy Reservoir.



Situation

The A395 is within approximately 1.5 miles of the village, providing good links to the A39 (Atlantic Highway) at Davidstow and the A30 dual carriageway spine road for Cornwall and Devon at Kennards House. The nearby towns of Camelford (5 miles), Bude (14 miles) and Launceston (14 miles) offer a full range of social, commercial and shopping facilities. Beyond, the city of Exeter (a further 42 miles) provides intercity rail link, M5 motorway link and an international airport. To the north is the stunning North Cornish and North Devon coastline. To the west are the wild open spaces of Bodmin Moor ideal for walking and riding. To the east is Dartmoor National Park and running southwards to Plymouth Sound is the hidden Tamar Valley steeped in mining history and renowned for salmon fishing. From the property, Camelford is 5 miles away taking approximately 11 minutes by car, Marshgate 4 miles, 9 minutes; Tintagel 8 miles, 20 minutes and the beach at Crackington Haven is 8 miles or 18 minutes.

Directions

The postal code for the property is PL32 9YQ. From the A395, follow the road into the village and take the right hand turning as the road arcs to your right. You will see the property in question on your right hand side.

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Hallway with cupboard
11'5" max x 6'5" (3.48m max x 1.98m)
3.48m narrows to 2.84m x 1.98m

Cloakroom
4'7" x 2'4" (1.40m x 0.73m)

Kitchen
11'6" x 7'9" (3.53m x 2.38m)

Utility Room
11'4" max x 5'7" (3.47m max x 1.72m)
3.47m narrows to 2.69m x 1.72m

Dining Room
9'6" x 14'5" (2.92m x 4.41m)

Living Room
21'5" x 11'8" (6.54m x 3.58m)

Conservatory
13'1" x 9'11" (4.00m x 3.03m)

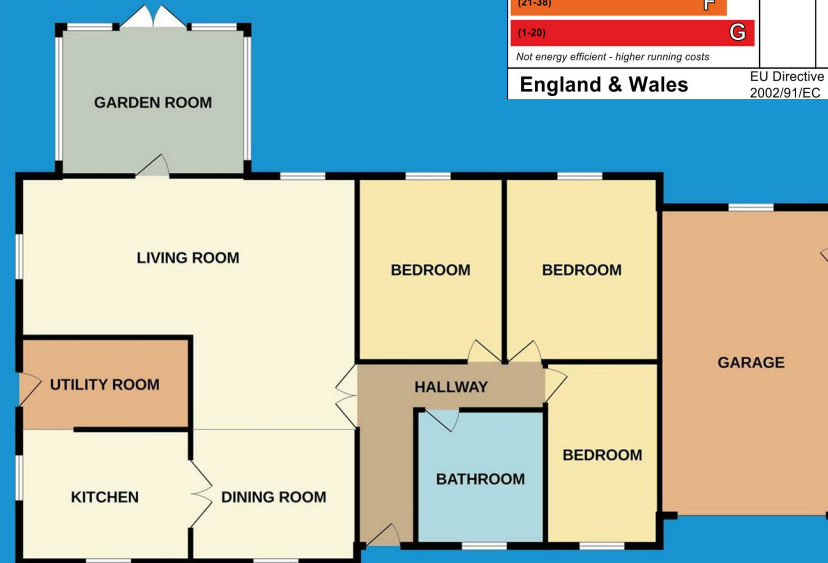
Bedroom 1
11'8" x 10'3" max (3.56m x 3.13m max)

Bedroom 2
11'7" x 10'2" max (3.54m x 3.12m max)

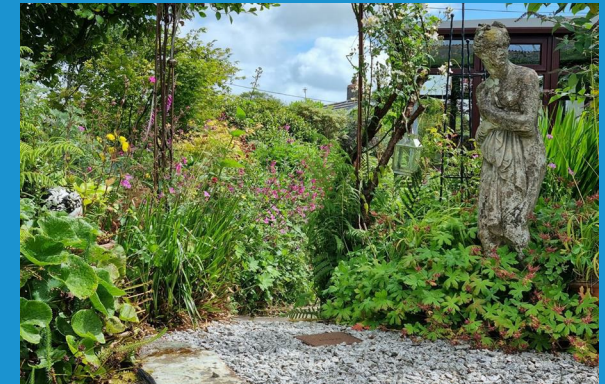
Bedroom 3
11'3" x 7'7" (3.44m x 2.32m)

Bathroom
6'0" max x 7'3" (1.84m max x 2.23m)
1.84m x narrows to 1.62m x 2.23m

Services
Mains Electricity and Water.
Private Drainage.
LPG Gas Central Heating.
500Mb Fibre Internet and Telephone
Council Tax Band D
AGENT NOTE - Tree Preservation on
Two Sycamores subject to T.P.O



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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