



7 Longfield Road

Camelford, Cornwall, PL32 9SA

KIVELLS

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£239,950 Guide Price

Large 80+ sqm two bedroom semi-detached house

South facing rear garden

Well appointed accommodation throughout

Parking for one car plus garage

Modern Kitchen and Bathroom

Far reaching rural views to the front

Walking distance to all local amenities and facilities

EPC - D



Situation

The property is set within walking distance to the centre of Camelford town which offers a full range of social, commercial and shopping facilities together with primary school, secondary school and supermarket. Within easy walking distance of the property is the main leisure recreation space within the town with pretty riverside park.

In all directions from Camelford there is scenery of outstanding natural beauty. To the north are stunning stretches of the rugged Cornish coastline featuring family beaches such as Tregardock, Trebarwith, Bossiney, Crackington and Widemouth Bay, all linked by superb National Trust cliff scenery and the gorgeous South West Coast Path.

To the west is the coveted estuarine scenery of the Camel Estuary flanked by Padstow, Rock and Polzeath with surfing, sailing and other water activities.

To the south are the wide open spaces of Bodmin Moor ideal for walking and riding with close easy access to the stunning scenery around Roughtor and Brown Willy, Cornwall's highest Tors.

Whilst to the east are the hidden charms of the Tamar Valley steeped in 17th Century mining history and emptying out into Plymouth Sound with all its yachting activities.



A large (80+ sqm) semi-detached property which has been well maintained and presented throughout. The property offers further potential for extension to three bedrooms on the first floor, subject to the necessary planning permissions being achieved, but as it stands offers wonderful well spaced bright and spacious accommodation.

The property boasts oil fired central heating throughout, large lounge / diner and recently fitted kitchen, two bedrooms and family bathroom. The property also benefits from off street parking for one car, garage and south facing rear garden. A must see for any buyer looking for a well sized property in this location being within walking distance to primary and secondary school in addition to the town facilities.

Accommodation

uPVC half glazed door with flag window to the side leads into:-

ENTRANCE HALL

Coat and boot storage area. Wood effect laminate flooring. Multi pane glazed door with obscure glass leading into:-

RECEPTION HALL

Continuation of wood effect laminate flooring throughout. Stairs rising to first floor with under stair storage cupboard, pendant ceiling light, central heating radiator and door to:-

LIVING ROOM / DINER

Dual aspect reception room with uPVC double glazed windows to both the front and rear. Continuation of wood effect flooring throughout. Central heating radiators, T.V. point, three pendant ceiling lights and focal point centralised open fireplace (currently capped).

KITCHEN

uPVC double glazed window and half glazed door to the rear garden. Location of fuse board and electric consumer unit. Square edge worksurface with matching upstand, inset stainless steel sink and drainer with mixer tap over. Inset electric hob with extractor over, integrated oven and space for fridge / freezer. Floor mounted oil fired boiler serving central heating and domestic hot water.

Continuation of wood effect flooring throughout.

Stairs rise to:-

FIRST FLOOR LANDING

uPVC double glazed window to the front aspect. Fully carpeted throughout and doors to:-

BEDROOM ONE

A double bedroom with large uPVC picture window to the front. Central heating radiator, pendant ceiling light and space for bedroom furniture.

BEDROOM TWO

Large double bedroom with two uPVC double glazed windows to the rear garden. Currently set up as a twin room with space for bedroom furniture. There is a large walk-in storage cupboard with light having excellent further potential, subject to the necessary planning permissions being obtained.

FAMILY BATHROOM

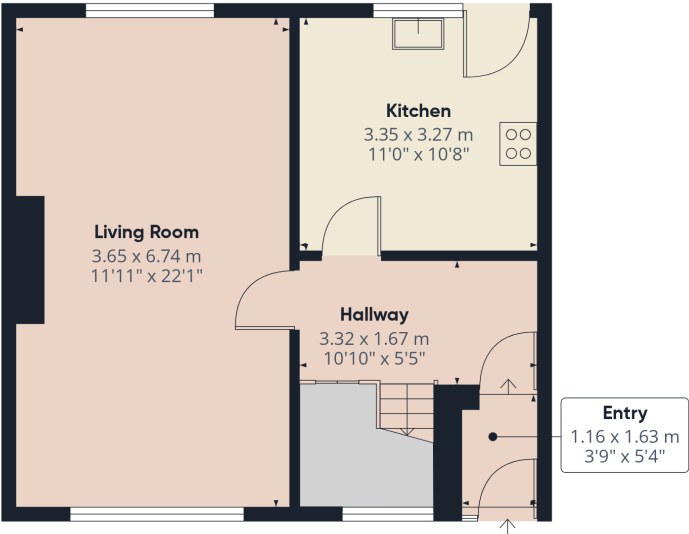
uPVC double glazed window to the side aspect with obscure glass. Wood effect flooring throughout. Pedestal wash hand basin, close coupled W.C. and panel enclosed P-shaped bath with electric Mira shower over. Central heating towel rail, ceiling light and extractor fan.



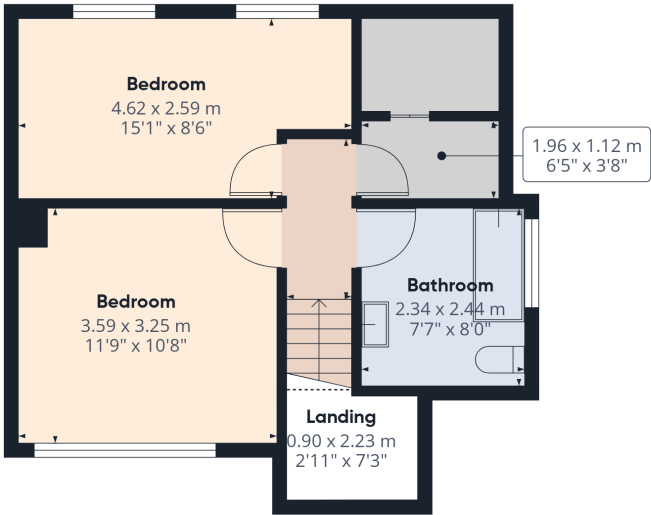


Floor plan

Floor plan for identification purposes only, not to scale



Floor 0



Floor 1



Approximate total area⁽¹⁾

83.6 m²
900 ft²

Reduced headroom

1.4 m²
15 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Outside

GARAGE 16' 5" x 9' 5" (5m x 2.87m)
Accessed immediately from the driveway with up and over vehicular door. Block construction.

The property has parking for one car and is approached from the estate road. Parking is initially in front of the garage whilst a pathway leads in front of Number 8 to the front garden of Number 7.

The front garden is fully enclosed, laid to lawn with established hedge borders, a path to the front door also leads around the side of the property. This concrete path leads to the rear garden which is again principally laid to lawn and enjoys a southerly aspect with immediate patio area adjoining the property and included in the sale is a large timber Summerhouse / Storage Shed.

The rear garden houses the oil tank on hardstanding with an established shrub border and picket fence to the adjoining property.



Services

Mains Water, Drainage and Electric. Oil fired central heating.

⚡ EE Rating - D

£ Council tax band - B

/// Directions

What3Words - intervene.condensed.lecturing

🗺 Virtual Tour - available on request

Viewings strictly by appointment only

Please ring **01566 777 777** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.

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