



74 Beechwood Drive

Camelford, Cornwall, PL32 9NB



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£365,000 Guide Price

Large 3 / 4 bedroom executive style family home

Ample driveway parking and integral garage

Large corner garden plot

Home office / bedroom 4

Excellent proportions with separate dining room

Southerly facing gardens

EPC - D



A versatile four bedroom executive residence situated within a peaceful cul-de-sac in the popular market town of Camelford. Impeccably presented throughout, the property offers generous and flexible accommodation, perfectly suited to modern family living. Arranged over two floors, the accommodation comprises a welcoming entrance hall, a spacious living room overlooking the rear garden, separate dining room and a well-equipped kitchen fitted with a range of base and wall units providing ample storage and preparation space. There is also a downstairs cloakroom and a versatile office which could equally serve as a fourth bedroom, making the property ideal for those seeking home working space or additional accommodation.

On the first floor are three well-proportioned double bedrooms, including a principal bedroom with en-suite facilities, together with a family bathroom. The southerly aspect to the rear ensures the principal living areas are flooded with natural light throughout the day, creating a bright and inviting atmosphere throughout the home.

A true highlight of the property is the exceptional outside space. To the front, a slate paved patio leads to the entrance, complemented by low maintenance gardens and a block paved driveway providing tandem parking for several vehicles, in addition to the integral garage. A gated side entrance provides secure access to the rear garden which is undoubtedly one of the property's standout features.

Enjoying a sunny southerly aspect, the rear garden has been thoughtfully designed to provide a variety of spaces for both relaxation and entertaining. A paved patio offers the perfect setting for outdoor dining, whilst a raised decked seating area provides an excellent vantage point over the garden. Beyond lies a generous lawn bordered by mature planting, creating an attractive and private environment for families to enjoy. At the far end of the garden, a timber summerhouse with French doors provides a useful retreat, hobby room or garden office, whilst an adjoining area offers excellent potential for vegetable growing, allotment use or further landscaping. The garden successfully combines practicality with enjoyment and will particularly appeal to those who appreciate outdoor living. Further benefits include an integral garage incorporating utility space, complete with up and over door, LED lighting, loft access, additional work surfaces and direct access from the rear garden.

Conveniently located within easy reach of Camelford town centre and approximately 15 minutes from the stunning North Cornwall coastline, this is a superb family home offering versatile accommodation, excellent parking and outstanding garden space. In all, a must-see property and a true standout within its price bracket.



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.

Accommodation

FRONT ENTRANCE PORCH

Fully glazed uPVC double glazed door. Mosaic tiled floor, ceiling light with PIR sensor and solid timber door with feature porthole windows leading into:-

ENTRANCE HALL

Stairs rising to the first floor with under stair storage cupboard. Wood effect flooring throughout, directional spotlights, central heating radiator, thermostatic heating control and door to:-

BEDROOM FOUR / OFFICE

uPVC double glazed window to the front aspect with integrated plantation shuttering. Central heating radiator, continuation of wood effect flooring throughout, telephone and T.V. point. Currently used as an office, but would also create a ground floor bedroom if so required.

LIVING ROOM

Fully glazed uPVC sliding patio doors to the rear garden. Feature gas fireplace with stone surround and hearth. Directional spot lighting, T.V. point, continuation of wood effect flooring throughout and central heating radiator.

DINING ROOM

uPVC double glazed window to the rear with built-in plantation shuttering. T.V. and Ethernet connection point. Continuation of wood effect flooring, central heating radiator and space for dining room furniture.

CLOAKROOM

Pedestal hand wash basin and close coupled integrated W.C. Mosaic ceramic tiled floor, central heating towel rail, recessed spotlighting and extractor fan.

KITCHEN

uPVC double glazed window to the rear garden with plantation shutters and half glazed solid timber rear door leading to the rear garden. Matching wall and base units with wood effect roll top work surface, ceramic sink with integrated drainer and mixer tap over, tiled splash backing, integrated five ring gas hob, integrated cooker and additional grill. Central island, recessed spotlighting, task lighting, space and plumbing for dishwasher and washing machine. Integrated wine chiller, T.V. point and mosaic tile vinyl flooring throughout. A door leads through to the garage.

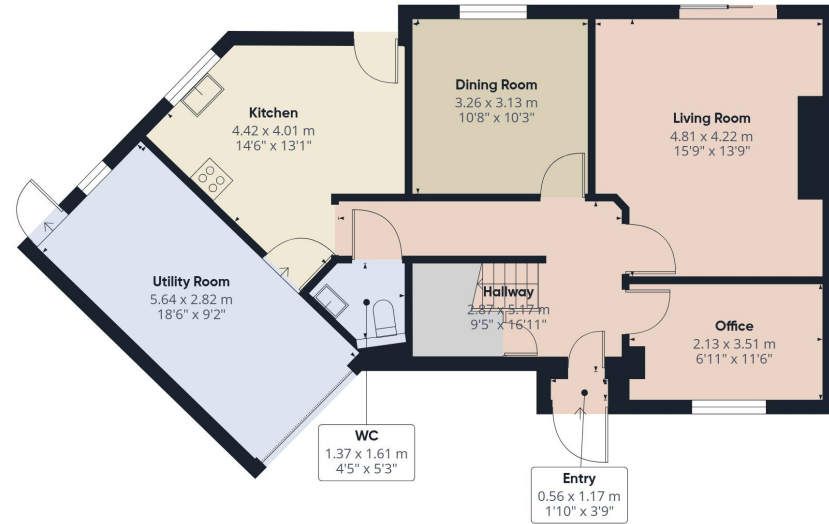
FIRST FLOOR LANDING

Staircase rises from the entrance hall. Half landing with uPVC double glazed window to the front with fitted plantation shutters and recessed spotlighting above. Main landing has central heating radiator beneath a further uPVC double glazed window to the front with plantation shutters. Wood effect flooring throughout. Loft access (which has been partially boarded), recessed spotlighting and door to:-

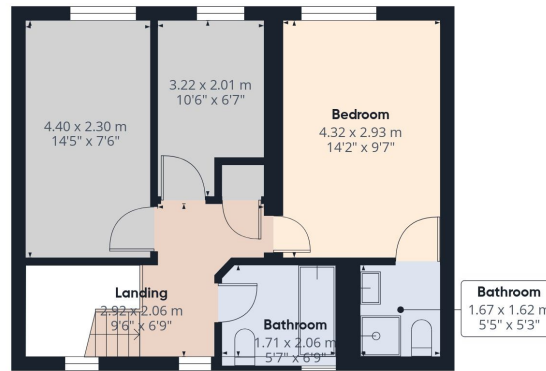


Floor plan

Floor plan for identification purposes only, not to scale



Floor 0



Floor 1



Approximate total area^m
120.6 m²
1298 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

MASTER BEDROOM

Good size double bedroom with uPVC double glazed window to the rear with fitted plantation shutters. Central heating radiator, wood effect flooring throughout and space for bedroom furniture. T.V. point and door to:-



EN-SUITE

Corner shower enclosure, tiled floor to ceiling, pedestal hand wash basin and close coupled W.C. Recessed spotlighting, extractor fan, travertine tiled floor, central heating towel rail and electric shaver point.



BEDROOM THREE

Currently used as a dressing room with uPVC double glazed window to the rear with fitted plantation shutters. Radiator, continuation of wood effect flooring, directional spotlighting and space for bedroom furniture.

BEDROOM TWO

Good sized double bedroom with uPVC double glazed windows to the rear with plantation shutters. Central heating radiator, fitted carpet throughout, space for bedroom furniture, directional spotlighting and fitted carpet.







FAMILY BATHROOM

Panel enclosed bath, pedestal hand wash basin and close coupled W.C. Recessed spotlighting, extractor fan, central heating towel rail, tiled splash backing to half height and Travertine style tiled floor.





Services

-  EE Rating - D
-  Council tax band - D
-  Directions
What3Words -
-  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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Outside

To the front there is a slate paved patio area leading to the front door with low maintenance gardens beside. There is a gated pedestrian side entrance to the rear garden in addition to doors from the garage, kitchen and living room. The rear garden is an excellent size for the property benefitting from three identifiable sections of patio, decking and lawn with wonderful entertaining space for alfresco dining having both barbecue areas and dining options, whilst the property also enjoys complete privacy at the rear with the mature borders in addition to a southerly aspect enjoying sun for the entirety of the day. To the far end of the garden is a timber summerhouse with double opening French patio doors, in behind leads to a working area, ideal for further allotment space. The oil tank is discretely located beside the gas bottles with walled surround and gives easy access to the rear of the garage.

GARAGE

Currently also used as a utility space with vehicular up and over door. uPVC double glazed window to the rear in addition to half glazed solid timber door to the rear. LED strip lighting, loft access (partially boarded), location of electrical consumer unit, floor mounted oil fired central heating and additional roll top work surface for additional storage.



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