



# Baytree Cottage

Marshgate, Camelford, Cornwall, PL32 9YW

KIVELLS

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Marshgate, Camelford, Cornwall, PL32 9YW

£425,000 Guide Price

Three bedroom detached property

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Well-apportioned accommodation inclusive of two large reception rooms

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Generous garden

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Ample off-street parking

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EPC Rating: F

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NO ONWARD CHAIN

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## Description

A well-proportioned three-bedroom detached dormer-style bungalow offered to the market with the benefit of having NO ONWARD CHAIN.

The accommodation comprises a kitchen/breakfast room, good sized living/dining room, a further reception room previously used as a bedroom, utility room, two bedrooms and family bathroom. On the first floor you will find a fine-sized bedroom and bathroom. Externally there is a generous drive and parking area suitable for multiple vehicles. The attractive gardens south and west facing gardens are to the side and front of the property offering both lawned and patioed areas.

### Location

Located within the quiet village of Marshgate, a semi-rural village on the North Cornish coast which has its own Post Office/General Store, walking distance to Otterham primary school (with excellent Ofsted report) and Public House in the adjacent village of Tresparrett.

There is convenient access to nearby commuter links providing access to West Cornwall, North Cornwall and North Devon via the A39. Secondary schooling can be found in the nearby town of Camelford and further up the A39 in the popular coastal town of Bude. Additionally the property is positioned within some 15 miles of the A30 which opens commuter links to Exeter, Plymouth and the national motorway network.

The harbour village of Boscastle is only 4 miles with a variety of shops, post office, restaurants and well frequented public inns. In the upper part of the village you will find a petrol filling station, primary school, doctors surgery and popular Napoleon Inn public house. The picturesque Bay of Crackington Haven is some 3.5 miles distant with its own public house, café, popular beach and spectacular coastal walks.



## Accommodation

### GROUND FLOOR

uPVC double-glazed door leading into:

#### ENTRANCE HALL

Wall lights, electric consumer board, fitted carpet, timber-glazed door and window to Bedroom 3 and timber door to:

#### HALLWAY

Staircase rising to the first floor, radiator, fitted carpet and doors to:

#### BEDROOM 2

Double bedroom with uPVC double-glazed window to the side aspect, ceiling light, built-in shelving, radiator, fitted carpet, ample space for bedroom furniture.

#### BEDROOM 3

Single bedroom with uPVC double-glazed bay window to the front aspect with further windows to the Hallway and Entrance Hall. Ceiling and wall lights, radiator, fitted carpet.

#### BATHROOM

Three-piece suite comprising walk-in shower enclosure with tiled backing, pedestal handwash basin and mid-level flush WC, obscured double-glazed window to the side aspect. Ceiling light, heated towel rail, radiator, laminate flooring.

### LIVING/DINING ROOM

Bright and spacious dual-aspect reception room with uPVC double-glazed window to the side, and further patio doors and windows to side. Feature fireplace with brick surround, with timber mantel over and tiled hearth housing electric log burner. Wall lights, exposed beams, ample space for living and dining room furniture. Radiators, fitted carpet. Door to:

### KITCHEN/BREAKFAST ROOM

Range of matching eye and base-level units with roll-top wood-effect work surface over incorporating a stainless steel 1½ bowl sink/drain unit with mixer tap over. Inset four-ring gas hob with extractor hood above, integrated double oven, under counter space and plumbing for dishwasher, uPVC double-glazed windows and door to the rear and side aspect. Recess spotlights, radiator, tiled splash-backing, space for breakfast table and free-standing fridge/freezer, tiled flooring. Door to:





#### RECEPTION ROOM

Bright and spacious reception room with uPVC double-glazed windows and door to the rear aspect, wall-lights, storage cupboard, radiator, wood-effect laminate flooring. Door to:

#### UTILITY ROOM

Range of matching eye and base-level units with wood-effect work surface over. uPVC double-glazed window to the front aspect, wall-mounted boiler, undercounter space and plumbing for washing machine. Continuation of laminate flooring, storage cupboard, ceiling lights.

#### OUTSIDE

The property is approached through timber gates leading to a private drive and parking area for multiple vehicles. The gardens are chiefly to the front and side of the property offering lawn and patio areas with well-established tree and shrub boundaries, benefitting from their south and west facing positions.

#### TENURE

Freehold

#### FIRST FLOOR

#### LANDING

Fitted carpet, doors to:

#### BEDROOM 1

Fine-sized double-bedroom with uPVC double-glazed window to the rear aspect, wall lights, built-in wardrobe and storage cupboard, radiator, fitted carpet.

#### BATHROOM

Good-sized three-piece suite comprising panel-enclosed jacuzzi-style bath with shower over, wall-mounted handwash basin and WC. uPVC double-glazed obscured window to the side aspect, wall lights, airing cupboard, heated towel rail, fitted carpet.



Floor Plan

Floor plan for identification purposes only, not to scale



## Services

Mains water, drainage and electricity. LPG-fired central heating.

⚡ EE Rating - D

£ Council Tax Band - F

/// Directions

What3Words - walked.restored.dusters

👤 Virtual Tour

[tour.giraffe360.com/???](http://tour.giraffe360.com/???)

## Viewings strictly by appointment only

Please ring **01288 359999** 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](http://www.kivells.com).

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Kivells Estate Agents, 8 Belle Vue, Bude, Cornwall, EX23 8JL

📞 01288 359999

✉ [bude@kivells.com](mailto:bude@kivells.com)

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