



Trevean
Camelford

 Jackie Stanley
ESTATE AGENTS



- **Refurbished & Modernised Detached Bungalow of Over 1,120 Square Feet**
- **Beautifully Presented Accommodation**
- **Three Bedrooms with Stylish Master En-Suite**
- **Sleek Contemporary Kitchen & Wood Burning Stove**
- **Landscaped Gardens with Raised Decking**
- **Solar PV & Ample Driveway Parking**
- **Beautiful Far Reaching Inland Views towards Rough Tor**
- **Situated in a Highly Convenient Location close to the North Cornish Coast**



Situated in a highly convenient residential location just six miles from both Trebarwith Strand and Boscastle on the rugged North Cornish coast, is this comprehensively refurbished and modernised three bedroom detached bungalow on a generous corner plot.

2 Penmelen, aka Trevean, is located in a quiet residential area of Camelford, a vibrant and historic market town in North Cornwall.

Noteworthy features include solar PV with feed in tariff, a wood burning stove, fully integrated appliances and Quartz work surfaces in the kitchen, UPVC double glazed windows and doors and landscaped gardens with decked terraces.

The accommodation comprises a handy porch and inviting entrance hall with a vibrant tiled floor.

To the right is the comfortable lounge, complete with a wood burning stove and dual aspect absorbing plentiful natural light. The kitchen/dining room has been fully refurbished and is now home to a highly contemporary range of floor and wall cabinets and drawers, Quartz work surfaces, hot tap, waste disposal unit, integrated fridge/freezer, dishwasher, microwave, oven and induction hob.

There are three bedrooms, two of which are genuine double bedrooms with a third smaller double. The master bedroom has a stylish en-suite bathroom and walk-in wardrobe/dressing room. Of further benefit is the separate utility room and brand new modern family shower room.

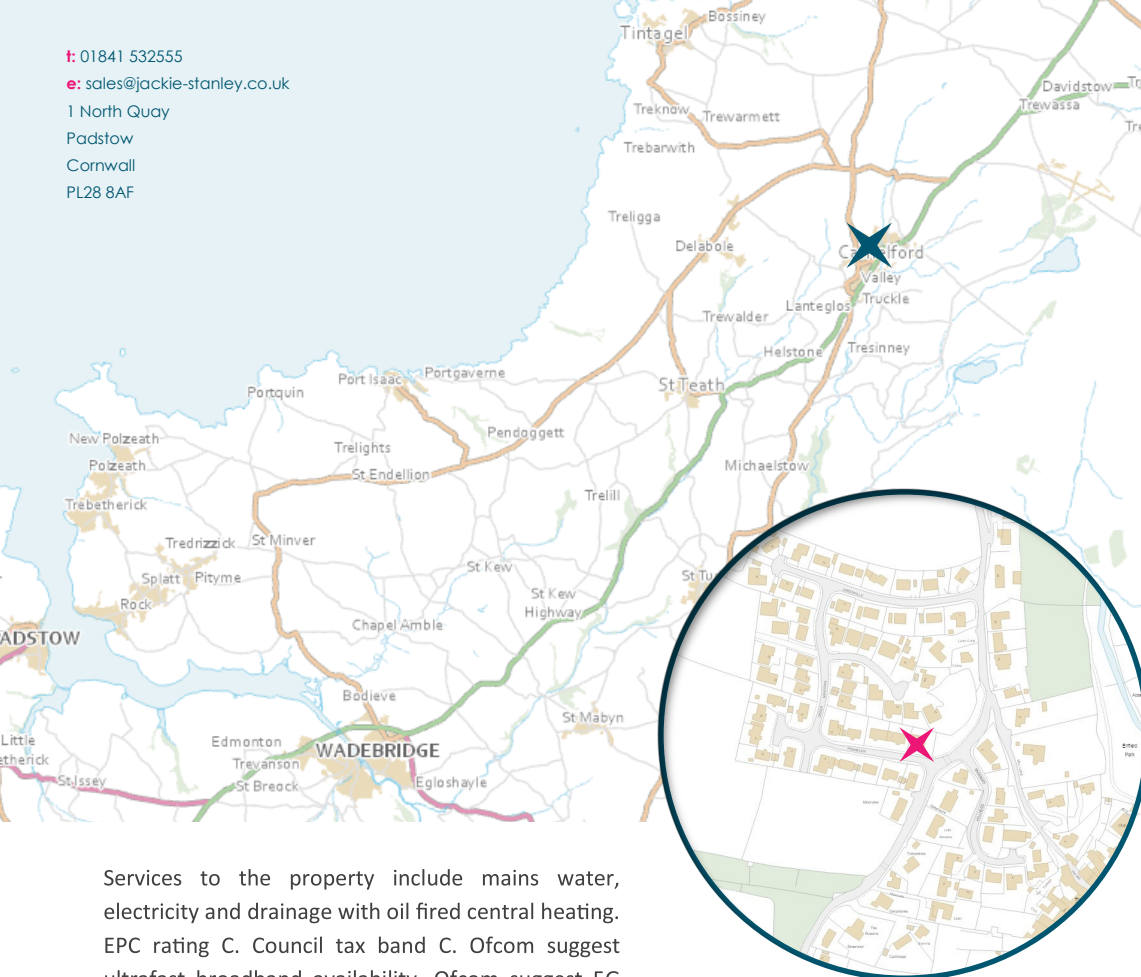
The gardens are fully enclosed with a raised decked terrace accessible from the kitchen and a second decked terrace both with glass and stainless steel balustrades. The lawn is bounded by mature shrubs and hedging while to the rear is a graveled area and garden storage shed. To the front is driveway parking for several vehicles and a timber wood store.

Trevean, Camelford, PL32 9UH

£440,000 guide



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“Comprehensively refurbished and modernised three bedroom detached bungalow on a generous corner plot”

Services to the property include mains water, electricity and drainage with oil fired central heating. EPC rating C. Council tax band C. Ofcom suggest ultrafast broadband availability. Ofcom suggest 5G mobile connectivity.

The location of Trevean affords convenient access to the rugged North Cornish coastline. Within six miles distant is the spectacular beach at Trebarwith Strand and the pretty harbourside village of Boscastle. Port Isaac, Rock and Padstow are all in good striking distance. Within a few minutes drive are independent shops, a post office, library, two supermarkets and health centre with the A39 Atlantic Highway moments away for travel to the rest of Cornwall and beyond.

To find Trevean, follow the A39 from Wadebridge signposted to Camelford. After approximately 9 miles, turn left onto the B3266 signposted to Boscastle and Tintagel. Follow the B3266 for approximately 0.6 miles and then turn right into Cleave Road. Take the next left into Dark lane and pass the primary and secondary schools. Take the next left into Penmelen and number 2 aka Trevean is the first property on the right hand side. The postcode for satellite navigation is PL32 9UH. What3words: settle.giants.smug

