

**PARKWAY** estate agents

**for sale** moving

01840 212121  
www.parkwayestateagents.co.uk



11 High Street  
CAMELFORD  
PL32 9PQ  
£125,000

Freehold

- TERRACED CHARACTER COTTAGE
- CLOSE TO AMENITIES
- IDEAL INVESTMENT PROPERTY
- TWO BEDROOMS
- DETACHED GARDEN



A CHARMING TERRACED CHARACTER COTTAGE TOWARDS THE TOP OF THE TOWN WITH VIEWS TO THE REAR. CLOSE TO THE LOCAL AMENITIES WITH FREE PARKING NEARBY. THE PROPERTY IS IN NEED OF SOME MODERNISATION BUT OFFERS GREAT POTENTIAL FOR INVESTORS OR FIRST TIME BUYERS. PREVIOUSLY BEEN A SUCCESSFUL LONG TERM RENTAL WITH TWO BEDROOMS AND TWO RECEPTION ROOMS, CELLAR AND DETACHED GARDEN.



Parkway Estate Agents, 10 Market Place, Camelford, Cornwall PL32 9PB  
Phone: 01840 212121 Email: info@parkwayestateagents.co.uk  
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## Description

Number 11 is towards the top of the town with lovely views to the rear and only a minutes' walk from the Co-Op. The town centre is further down the hill with a free car park, doctors' surgery, pubs, cafes, butchers and library. Bodmin Moor is just outside the town and offers stunning open landscapes and great outdoor opportunities. The North Cornish coast is 6 miles away with Boscastle and Tintagel within easy reach.

## Sitting Room

14' 1" x 12' 10" (4.29m x 3.91m) Timber door opens into the sitting room, fireplace with granite side, slate lintel, hearth and cloam oven, beamed ceiling, wall mounted meter cupboard, night storage heater, stairs to the first floor, steps down to the kitchen, upvc double glazed window to the front.

## Kitchen/Diner

16' 0" x 9' 11" (4.87m x 3.02m) Beamed ceiling, stripped floorboards, solid fuel Rayburn, wall and base units with roll edged work surfaces over, decorative tiled splash backs, space for upright cooker, fridge freezer and washing machine, space for table and chairs, access hatch to cellar room, rear door to the porch, upvc double glazed window to the rear with views to open countryside.

## Utility/Porch

7' 7" x 4' 8" (2.31m x 1.42m) Door from the kitchen, door to rear courtyard, window to the rear, space for tumble dryer and freezer.

## First Floor Landing

Stairs rise from the sitting room to a small landing, loft hatch, large airing cupboard with hot water cylinder and timber slatted shelves. Doors to all rooms.

## Bedroom One

15' 0" x 10' 6" (4.57m x 3.20m) Built in wardrobes and desk, night storage heater, shelved recess, upvc double glazed window to the front.

## Bedroom Two

10' 3" x 8' 5" (3.12m x 2.56m) Part timber panel walls, stripped floorboards, upvc double glazed window to the rear with views.

## Bathroom

White suite with low level wc, pedestal wash hand basin, corner bath with electric shower over, tiled walls, bathroom cabinet, door to airing cupboard, obscure upvc double glazed window to the rear.

## Outside

Front door opens onto the pavement with on street parking just up the road. Rear courtyard; coal bunker, slate paving, right of way along the terrace. Detached Rear Garden; Head down the footpath just across the yard past the neighbours' garden and you will find a detached area of garden enclosed behind wooden fencing with sloping lawns and stunning views over open countryside towards the moors.

## Services

Mains electric, mains water, mains drainage, electric for heating and hot water. No onward chain.

## Directions

**From the car park head through the town up the hill through the traffic lights and past the Co-Op, the cottage is a short distance further on, on the left hand side.**

## Viewing

Please call us on 01840 212121 to make an appointment.

## Estate Agents

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## Disclaimers

### The Property Misdemeanors Act 1991

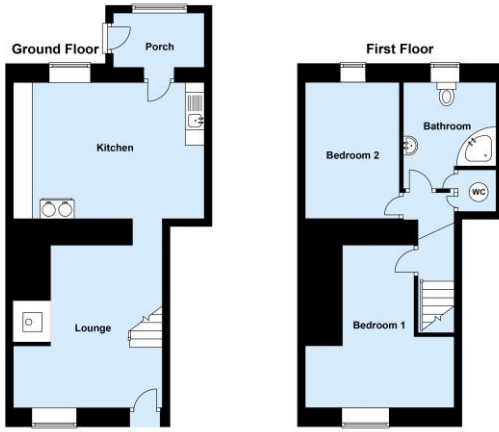
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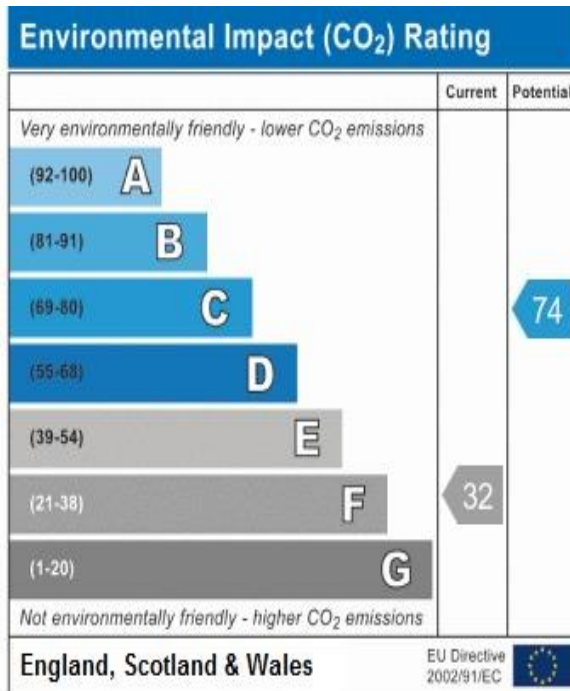
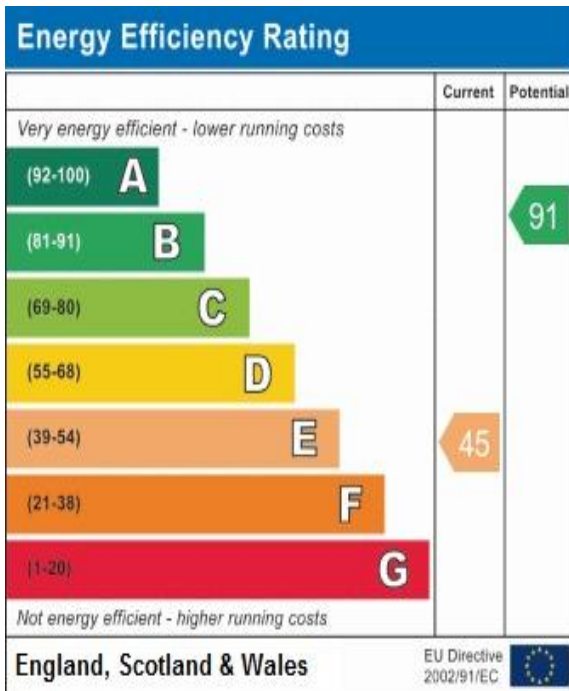
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## FLOORPLAN:



## ENERGY PERFORMANCE CERTIFICATE:



Address:  
11 High St Camelford Cornwall PL32 9PQ

Reference:  
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