

PARKWAY estate agents

for sale

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Valley View
CAMELFORD
PL32 9TT
£180,000

Freehold

- **DETACHED COTTAGE**
- **EXTENSIVE GARDENS**
- **STATIC CARAVAN**
- **GREAT POTENTIAL**
- **SEPARATE ACCESS**



A CHARACTER DETACHED TWO BEDROOM COTTAGE IN SLAUGHTERBRIDGE, WITH VIEWS TO THE FRONT OVER OPEN FIELDS. OFF ROAD PARKING, STONE BUILT HOBBIES ROOM, GREENHOUSES AND SHEDS. EXTENSIVE GARDENS WITH MATURE TREES AND SHRUBS, HEDGE AND STREAM BOUNDARIES. OFFERING GOOD POTENTIAL TO EXTEND OR RE-DEVELOP THE SITE SUBJECT TO THE NECESSARY PERMISSIONS. COTTAGE IN NEED OF REFURBISHMENT. NO CHAIN.



Parkway Estate Agents, 10 Market Place, Camelford, Cornwall PL32 9PB
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Description

Valley View is in the small rural hamlet of Slaughterbridge just over a mile from the market town of Camelford with its park, river walks, shops and pubs. The North Cornish coast is about 5 miles away with Tintagel and Trebarwith Strand offering beaches and legends of King Arthur. The A39 is less than a mile up the hill and links Camelford to Wadebridge and Bude (famous for its sandy surfing beaches). The road through Delabole leads on to Port Isaac and Rock.

Sitting Room

13' 4" x 13' 5" (4.06m x 4.09m) Upvc obscure double glazed front door into the sitting room, exposed stone walls, beamed ceiling, stone fireplace with alcove and wood burning stove, night storage heater, stairs to the first floor, double glazed window to the front.

Dining Room

13' 1" x 7' 5" (3.98m x 2.26m) Solid fuel Rayburn plumbed in for hot water, slate flagstone floor, wood panel wall, beamed ceiling, wall mounted electric meter and fuse boxes, double glazed window to the front with views over open fields.

Kitchen

7' 7" x 11' 2" (2.31m x 3.40m) Wall and base units with roll edged work surfaces over, tiled splash backs, stainless steel sink and drainer, cupboard housing the hot water cylinder, radiator, sloping ceiling with skylight, windows to the side and rear.

Rear Hall

Steps up from the kitchen, rear door to the garden, storage area, sloping ceiling with skylight, door into the bathroom.

Bathroom

8' 4" x 4' 11" (2.54m x 1.50m) Coloured suite with low level wc, pedestal wash hand basin, panel enclosed bath with electric shower over, tiled walls, radiator, extractor.

First Floor Landing

Stairs rise from the sitting room to a small landing with radiator and doors into both bedrooms.

Bedroom One

13' 2" x 10' 11" (4.01m x 3.32m) Vaulted beamed ceiling, access to attic storage, night storage heater, exposed floorboards, double glazed window to the front with views to open fields.

Bedroom Two

13' 0" x 9' 6" (3.96m x 2.89m)max Built in cupboard, Rayburn flue, part sloping ceiling, exposed floorboards, double glazed window to the front with views.

Workshop

15' 5" x 14' 0" (4.70m x 4.26m) Attached stone built workshop with vaulted slate roof with skylights, power and light connected, kiln, double doors to the front.

Outside

One off road parking space with steps up behind leading to the extensive gardens, three greenhouses, static 28' two bedroom caravan connected to services, large open area with separate road access, hedge and stream boundaries, tumble down sheds, this area offers good potential subject to planning. A further area of garden surrounds the cottage with mature trees and shrubs offering privacy and shelter.

Services

Mains electric, mains water, private drainage.
Solid fuel central heating and hot water supplemented by two new night storage heaters.

Directions

From the town car park turn left up the hill, just before the Countryman Hotel turn left on to Trefrew Rd, follow this out of the town for approximately 1 mile and at the junction turn left down the hill, after a short distance the cottage will be found on the right 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

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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FLOORPLAN:

ENERGY PERFORMANCE CERTIFICATE: