

# Trevilla Park Bungalow,

Slaughter Bridge, Camelford, Cornwall, PL32 9TT





Ref: BU00005677

## Trevilla Park Bungalow, Slaughterbridge, Camelford, Cornwall, PL32 9TT

**FREEHOLD £449,950**

**Upper Reaches Camel Valley - close to North Cornish Coast and Bodmin Moor**



- **Rare 10 acre smallholding**
- **Four bedroom family detached property**
- **Large garden, farm buildings, yard and seven pasture enclosures**
- **Private location with beautiful valley views**
- **Well appointed and decorated with LPG central heating and uPVC double glazing throughout**
- **Excellent farm buildings with concrete access and yardage area and three kennels / runs**



**North Cornish Coast 6 miles**

**Bodmin Moor 6 miles**

**Launceston / Wadebridge 15 miles**

# KIVELLS

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## SITUATION

Nestling in the upper reaches of the Camel Valley, Trevilla Park is accessed via well surfaced private road which also serves a working farm and commercial unit with a splendid farm shop / cafe at the frontage road entrance.

The property is 2 miles from Camelford which provides a range of social, commercial and shopping facilities. Further afield in either direction the town's of Wadebridge and Launceston (15 miles) provide a fuller range of facilities with the latter providing access to the A30 dual carriageway leading to Exeter (a further 42 miles) with Intercity rail link, M5 motorway link and International airport.

In all directions from the property there is scenery of outstanding natural beauty. Some 6 miles to the north is the National Trust cliff scenery of the North Cornish coast with sandy family beaches and quaint former fishing villages. To the west is the unique microclimate of the Camel Valley with superb facilities for sailing (Rock) and fishing. To the south is the rugged open spaces of Bodmin Moor ideal for walking and riding and to the east, Dartmoor and the Tamar Valley, the latter steeped in 18th Century mining history.

In all directions are good golf courses including Bowood golf and country club and established members clubs at Bude and Launceston.

## DESCRIPTION

A well presented four bedroom family home with LPG central heating, uPVC double glazing and adjoining 10 acre small holding benefitting from an excellent range of modern outbuildings.

## ACCOMMODATION

### RECEPTION HALL

Of good width with radiator, cloak cupboard, Karndean oak effect flooring, loft access, broom cupboard and airing cupboard with hot water cylinder heated by boiler and electric immersion.

### KITCHEN / BREAKFAST ROOM

Superb living area with two large south facing uPVC double glazed windows. Range of wall and floor cupboard units, gener-

ous worktop with one and a half bowl inset sink, five ring gas Range plus ceramic hob, grill and double oven with integrated extractor over. Integrated dishwasher. Tiled splash back, ceramic floor tiles with under floor heating. Ceiling light cluster and direction spotlights.

### UTILITY

Worktop with stainless steel sink and plumbing and space for automatic washing machine. LPG boiler, ceramic tiled flooring with under floor heating. Glazed entry door. Cloak hooks.

### PAVED TERRACE 27' 1" x 20' (8.27m x 6.1m)

Private, south facing and sheltered with a:-

### LOG STORE 9' 2" x 5' 2" (2.8m x 1.6m)

### LOUNGE

A very spacious family reception room with feature stone fire and slate hearth housing multi fuel stove. South facing uPVC double glazed windows. and west facing uPVC French doors create a light and airy atmosphere, the latter opening to:-

### DECKED TERRACE 15' 2" x 9' 8" (4.63m x 2.96m)

Raised above the rear garden with lovely valley views and overlooking it's own land.

### STUDY / BEDROOM FOUR

uPVC double glazed window to rear and Radiator.

### FAMILY BATHROOM

Suite of double ended bath, W.C. and wash hand basin against tiled splash backs. Ladder towel rail, light pull switch and mirror door cabinet, vinyl flooring and obscured glass uPVC double glazed window.

### BEDROOM ONE

Two fitted wardrobes with shelving, uPVC double glazed window to rear and radiator.

### EN-SUITE

Shower cubical with "Triton" electrical shower over, wash hand basin and W.C. Vinyl flooring, obscured glass uPVC double glazed window, light pull switch and Expel Air.

### BEDROOM TWO

uPVC double glazed window to front and radiator.

### BEDROOM THREE

Built-in hanging and shelved wardrobe uPVC double glazed window to front and radiator.

### OUTSIDE

Well presented access drive with flanked areas of lawn leads to the front of the bungalow with parking for 4 + cars. Well kept family lawn at the side and rear.

### CONCRETE ACCESS YARDAGE 50' 10" x 35' 5" (15.5m x 10.8m)

### COVERED YARD

Eaves height of 13' 4" (4.08m). Of steel frame in good condition with two roller shutter doors, side service door, inspection pit, electric light and power. Percentage sky-lighting and mains water.

### COVERED YARD LEAN-TO 30' 6" x 21' 7" (9.3m x 6.6m)

Open fronted with concrete floor, electric light and power. Mains water.

### RECENTLY ADDED COVERED YARD LEAN-TO 30' x 65' (9.14 m x 19.81 m)

Open fronted with concrete floor, electric light and power. Mains water.

### THREE DOG KENNELS

Discretely situated with runs and **Poultry Run**.



**THE LAND**

With primarily west and south facing aspects, the land comprises six pasture enclosures plus area of conservation scrub. The land is laid primarily to permanent pasture with good boundaries, gates and fences. A feature of the property are mature Sycamore trees on many of the intervening hedges and an extensive meandering riverside boundary to the fresh flowing River Camel.

**SERVICES**

Mains water and electricity. Sewerage by private disposal system. LPG gas central heating

**COUNCIL TAX BAND**

D

**ENERGY EFFICIENCY RATING**

E





### DIRECTIONS

To reach the property from Bude, proceed South on the A39 in the direction of Camelford for approximately 15 miles until reaching the right-hand turn signposted Tintagel, Delabole and Port Issac B3314. Follow this road for just over 0.6 of a mile and then turn right into a concrete drive beside a farm shop. Follow this metalled road for 0.6 of a mile. The entrance to Trevilla Park bungalow will be found near the end of the track on the left hand side.

### VIEWINGS

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](http://www.kivells.com).

## Trevilla Park Bungalow

Total floor area 138.0 sq. m. (1,485 sq. ft.) approx



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**Floor Plan (for identification purposes only, not to scale)**





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