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Changing Lifestyles

Pennybos,
Sunnyside Meadow,
Camelford, PL32 9TN



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Offers Over - £275,000



Changing Lifestyles

01208 814055

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Modern Elegance Meets Everyday Practicality - 3 Bedroom Detached Home

- Modern detached 3 bedroom home
- Immaculately presented throughout
- Flexible layout with ground floor bedroom/reception room
- Spacious open-plan kitchen/living/dining area
- Underfloor heating via air source heat pump
- Principal bedroom with en suite shower room
- Contemporary family bathroom
- Cloakroom & utility
- Bi-fold doors opening onto rear garden
- Landscaped low-maintenance garden with patio
- Pleasant views across Camelford
- Private driveway
- Popular and convenient residential location
- Energy efficient modern construction
- Freehold
- Council Tax Band C
- EPC Rating C

An exceptionally well-maintained contemporary detached home offering versatile 3 bedroom accommodation, private parking, and an easy-care landscaped garden. Presented to an impressive standard throughout, Pennybos is a stylish and spacious modern residence situated within the highly regarded Sunnyside Meadow.

Designed to maximise natural light and comfort, the property features tasteful modern décor, quality finishes, and flexible living space ideal for a range of buyers.

The ground floor includes a welcoming entrance hallway, cloakroom/utility room, and a versatile double bedroom which could alternatively serve as a home office, dining room, or additional sitting room. The heart of the home is the superb open-plan kitchen, dining, and living area, finished to a high specification and benefitting from underfloor heating powered by an air source heat pump across most of the ground floor. Upstairs, there are two generous double bedrooms, including a principal suite with en suite shower room, together with a contemporary family bathroom. Enjoying elevated views across Camelford, the property also boasts a beautifully arranged rear garden designed for minimal upkeep, featuring a spacious sun terrace, lawned section, side access on both sides, and driveway to the front. Double space on street parking is also available immediately in front of the property.

A bright and inviting entrance space with attractive tiled flooring, underfloor heating, front-facing UPVC double glazed window, and hanging space for coats. Cloakroom toilet with a low-level WC and wash hand basin with tiled splashback. Additional features include tiled flooring with underfloor heating, extractor fan, opaque side window, and plumbing/space for laundry appliances.

The hallway also leads to a flexible and well-proportioned room with engineered wood flooring, front-facing UPVC double glazed windows, and contemporary electric panel heater. Suitable for use as a guest bedroom, study, dining room, or snug.

The hallway continues into a superb dual-aspect living space with tiled flooring and underfloor heating throughout. The modern kitchen is fitted with a comprehensive selection of wall and base units, work surfaces, integrated Zanussi oven, ceramic hob with extractor oven, integrated fridge, and one-and-a-half bowl stainless steel sink. Bi-fold doors open directly onto the rear garden, creating an ideal entertaining space, complemented by additional rear and side windows and ample room for dining and seating areas. A highly practical storage area with shelving, space and power for a fridge/freezer, and housing for the immersion tank, heating controls, and underfloor heating systems.

Upstairs, the landing featuring a double glazed Velux window providing natural light. A stylishly finished family bathroom, comprising panelled bath with rainfall shower over, vanity wash basin, low-level WC, heated towel rail, extractor fan, and Velux window.

A spacious double bedroom enjoying views towards Camelford, complete with fitted wardrobe storage and radiator. An impressive main bedroom with Velux window, built-in wardrobe, contemporary vertical radiator, and access to the en suite shower room. Fitted with a walk-in shower featuring rainfall shower head, vanity wash basin, illuminated mirror, low-level WC, heated towel rail, extractor fan, and Velux window.

To the front of the property is a brick-paved driveway with steps and pathway leading to the entrance, enhanced by solar lighting and attractive planted borders. The rear garden has been thoughtfully landscaped for low maintenance and offers an excellent outdoor entertaining space with a generous paved terrace, lawned section, decorative flower beds, exterior lighting, outside tap and power supply, gated side access on both sides, and an attractive boundary wall backdrop. The air source heat pump is also located externally. Mains electricity, water, and drainage connected.

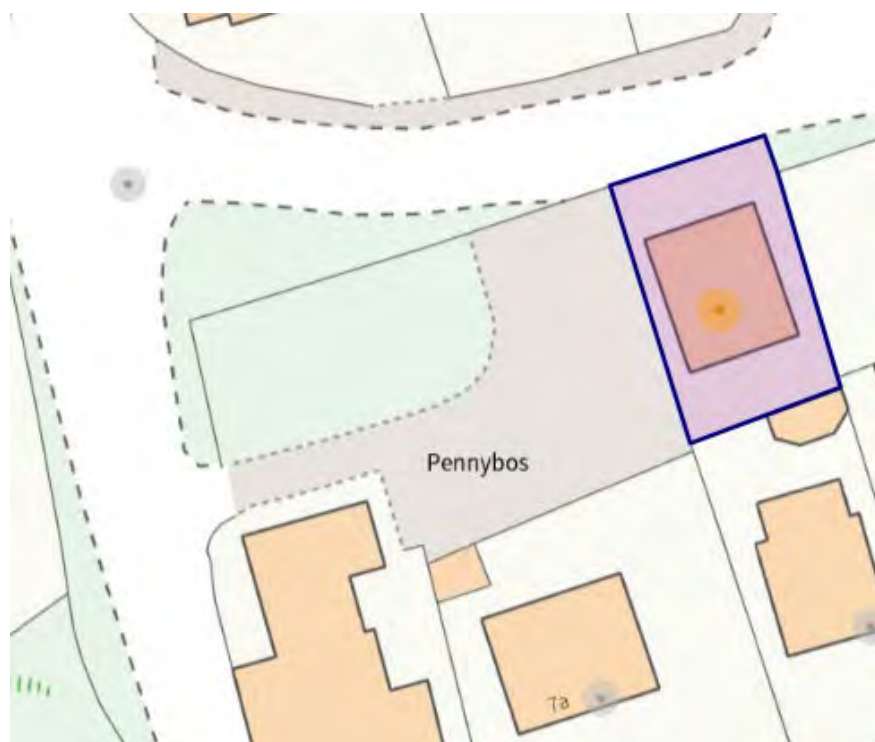


Situated on the edge of the picturesque North Cornwall town of Camelford, Sunnyside Meadow enjoys a peaceful residential setting surrounded by rolling countryside and scenic beauty. Offering the perfect balance of rural charm and everyday convenience, the property is ideally positioned within easy reach of local shops, schools, cafés and amenities, while the stunning Cornish coastline is just a short drive away.

The nearby beaches of Trebarwith Strand, Crackington Haven and the famous surfing destination of Polzeath provide endless opportunities for coastal walks, watersports and relaxing days by the sea. The area is also rich in natural beauty, with Bodmin Moor close by offering dramatic landscapes and walking trails right on your doorstep.

Camelford itself is a thriving and historic market town with a welcoming community atmosphere, making Sunnyside Meadow an excellent choice for families, retirees, holiday home buyers or those seeking a quieter pace of life in one of Cornwall's most desirable regions.

Changing Lifestyles



Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

Virtual Tour:



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Approximate total area⁽¹⁾

1005 ft²
93.3 m²

Reduced headroom

26 ft²
2.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

PLEASE NOTE

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose.

We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

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