



Bond
Oxborough
Phillips

Changing Lifestyles

8 Starling Close
Camelford
PL32 9AR



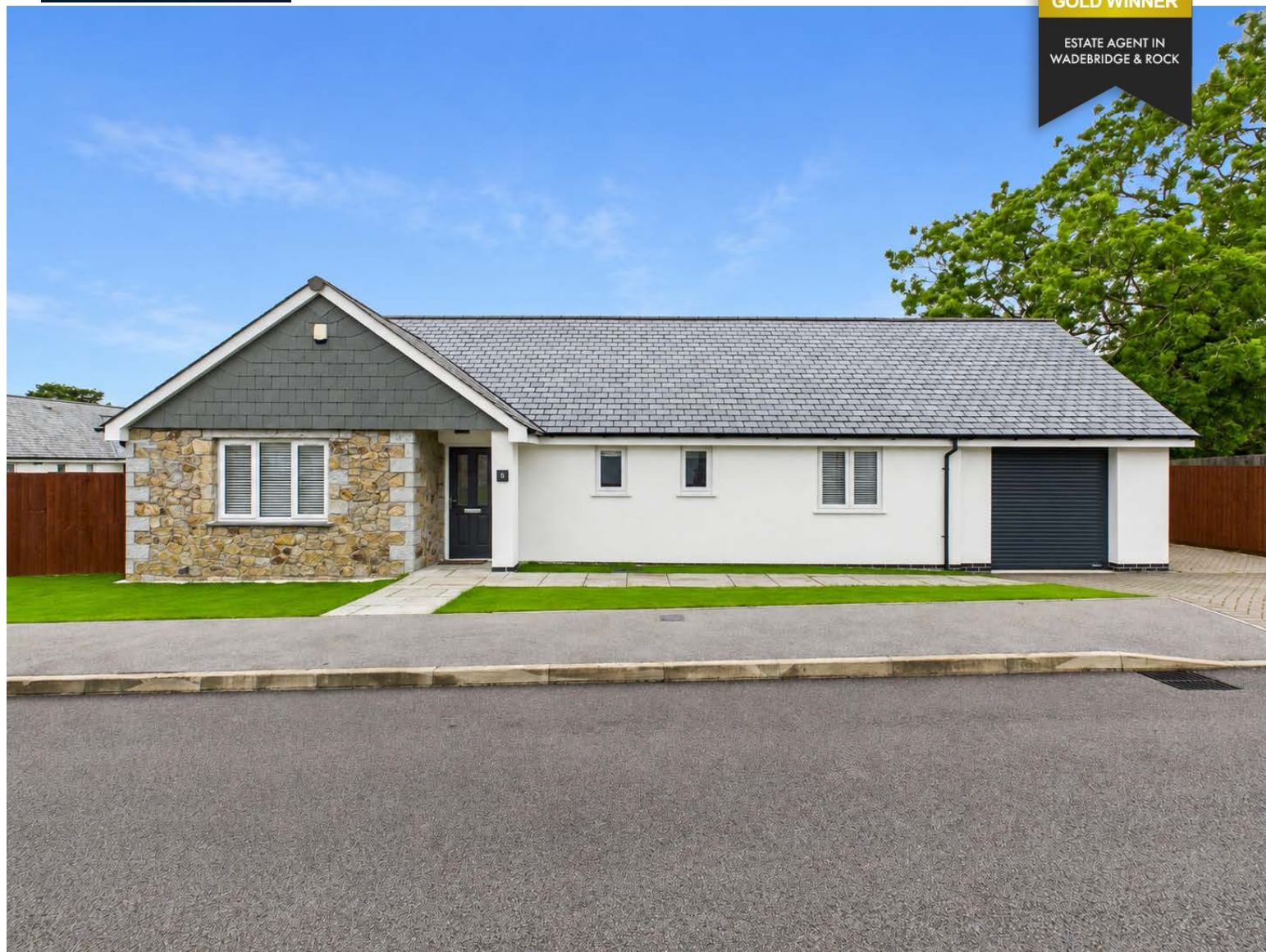
BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Guide Price - £450,000



Changing Lifestyles

01208 814055

8 Starling Close, Camelford, PL32 9AR



Beautifully Presented Three-Bedroom Bungalow in sought after cul-de-sac location...

- Three spacious double bedrooms, including a principal bedroom with en-suite
- Desirable cul-de-sac setting on the sought-after Higher Cross Lane
- Bright and spacious living room with large windows and excellent natural light
- Contemporary open-plan kitchen/diner with integrated appliances
- Double doors opening onto a sunny patio, ideal for indoor-outdoor living
- Beautifully maintained rear garden with extensive lawn and entertaining space
- Garage, private driveway parking, useful side access and additional wooden cabin/shed
- Council Banding - D
- EPC - C



Situated within a beautifully maintained and highly desirable cul-de-sac on Higher Cross Lane, Camelford, this impressive three-bedroom detached bungalow offers spacious and contemporary living throughout, complemented by generous gardens, a garage, and private off-road parking.

Upon entering the property, you are welcomed by a spacious entrance hall featuring two large storage cupboards, providing practical space for coats, shoes, and household essentials. To the left, a generously proportioned living room enjoys an abundance of natural light thanks to its large windows, creating a bright and inviting space for relaxation and entertaining.

At the heart of the home is the stunning open-plan kitchen and dining area. Thoughtfully designed with a modern contemporary finish, the kitchen benefits from integrated appliances, ample cupboard storage, and generous worktop space. The dining area provides the perfect setting for family meals and social gatherings, with double doors opening directly onto the sunny rear patio, seamlessly blending indoor and outdoor living.

The accommodation continues with a well-appointed family bathroom, comprising a walk-in shower, wash basin, WC, and heated towel rail. There are three spacious double bedrooms, all enjoying excellent natural light from large windows overlooking the rear garden. Two of the bedrooms benefit from fitted wardrobes, offering excellent storage solutions, while the master bedroom further enjoys a stylish modern en-suite shower room with walk-in shower.

Externally, the property boasts an impressive rear garden designed for both relaxation and entertaining. A substantial patio area provides the ideal space for outdoor dining and summer gatherings, leading onto a large lawned garden. Additional benefits include side access, direct access to the garage from the garden patio, and a well-constructed wooden shed/cabin offering versatile storage or hobby space.

To the front, the property is equally attractive, with well-maintained lawns, a private driveway providing off-road parking, and access to the integral garage.

The property is accessed via a private road where there is a management fee currently of £57.05pcm for the maintenance of the communal green areas, street lighting, etc. Currently paid up until October 2026

This wonderful bungalow presents a rare opportunity to acquire a spacious and beautifully presented home in one of Camelford's most sought-after residential locations.

An early viewing is highly recommended.



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Changing Lifestyles

Camelford is a thriving market town nestled on the edge of Bodmin Moor, offering an excellent range of everyday amenities including supermarkets, independent shops, cafés, public houses, healthcare facilities, and schooling. The town combines the convenience of local services with easy access to some of North Cornwall's most stunning countryside and coastline.

The picturesque villages of Tintagel, Boscastle, and Port Isaac are all within easy reach, while the renowned sandy beaches of Trebarwith Strand, Polzeath, and Daymer Bay are just a short drive away. The area is particularly popular with those who enjoy walking, cycling, and outdoor pursuits, with Bodmin Moor providing miles of scenic trails and breathtaking views.

Camelford also benefits from good transport links to neighbouring towns including Wadebridge, Bodmin, and Launceston, making it an ideal location for both permanent residence and those seeking a peaceful Cornish lifestyle with excellent accessibility.

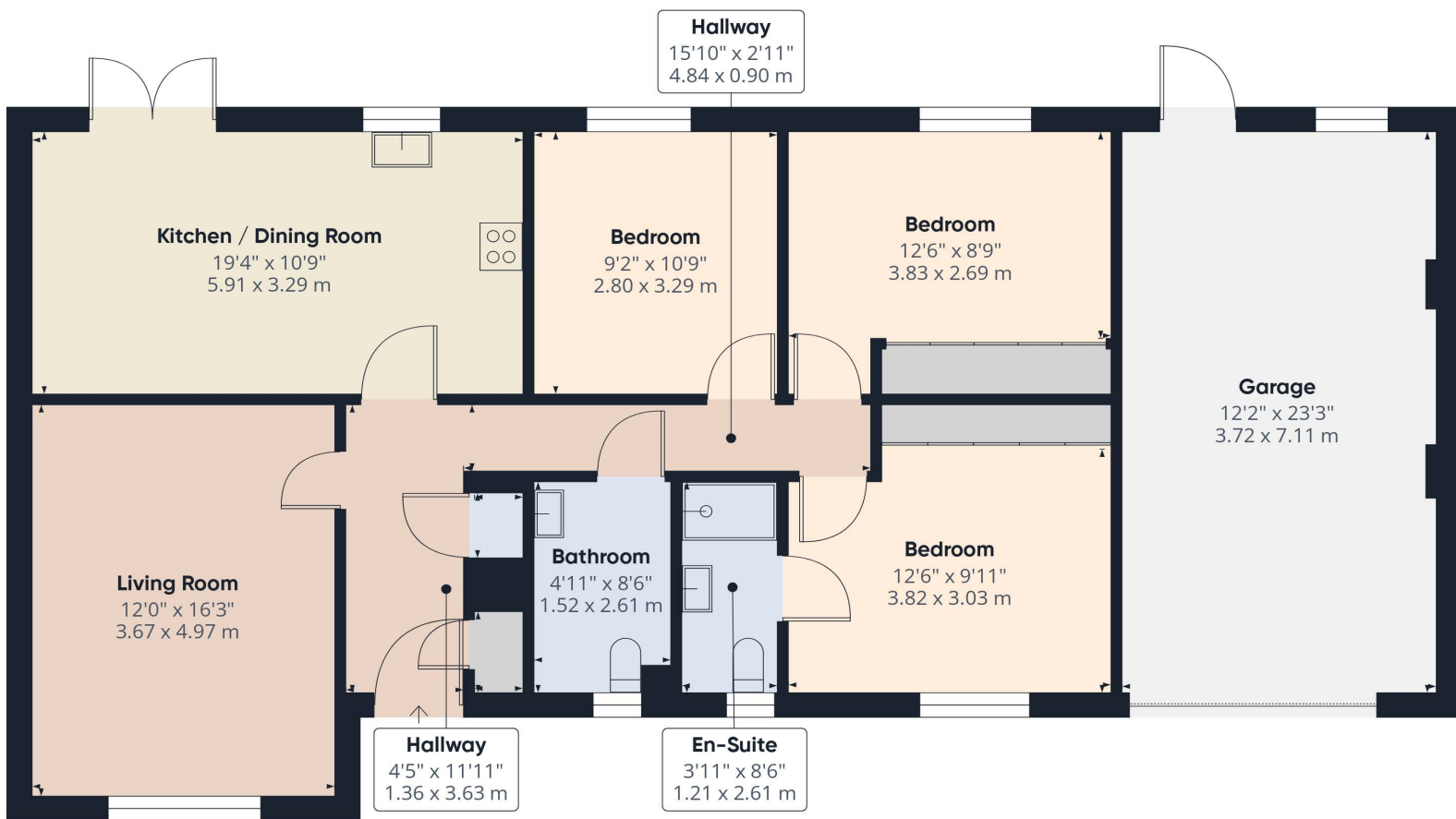


Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

Virtual Tour:



Changing Lifestyles



Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01208 814055 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.