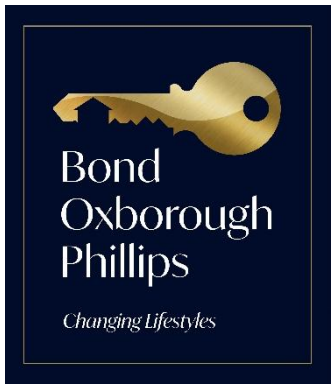




Oakleigh
Belah Meadows
Otterham
Camelford
Cornwall
PL32 9WH

Asking Price: £375,000
Freehold



Changing Lifestyles

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- Substantial 5 bedroom family home
- Approximately 1,753 sq ft of accommodation
- Sunroom overlooking the rear garden
- Separate snug/study
- Ground-floor bedroom and shower room
- Large rear garden adjoining open countryside
- Summerhouse and useful timber storage sheds
- Ample off-road parking
- Solar panels
- Rural hamlet setting in Otterham Station
- EPC: B
- Council Tax Band: E



An exciting opportunity to acquire this substantial and versatile 5 bedroom family home occupying a generous plot within the rural hamlet of Otterham Station. Extending to approximately 1,753 sq ft, the property offers particularly spacious accommodation arranged over 2 floors, together with ample off-road parking, a large rear garden and attractive views across the adjoining countryside.

The ground floor is entered through an entrance porch into a central hallway, which provides access to a generous snug/study, offering an ideal space for those working from home or requiring an additional reception room. There are also a well-proportioned ground-floor bedroom and a useful shower room, providing excellent flexibility for guests, teenagers or those seeking accommodation suitable for multigenerational living.

At the heart of the home is a spacious lounge/dining room, providing ample room for both relaxation and entertaining. French doors open into the sunroom, which enjoys a pleasant outlook over the rear garden and provides direct access outside. The kitchen is fitted with a range of matching units, work surfaces and integrated appliances, completing the ground-floor accommodation.

On the first floor are 4 further bedrooms, including a principal bedroom with an en-suite shower room. The remaining bedrooms are served by a family bathroom and a separate WC, providing practical and well-balanced accommodation for family occupation.

Outside, the property is approached over a generous driveway providing ample off-road parking. To the rear is an extensive garden, principally laid to lawn and bordered by established planting and fencing, enjoying an open outlook across neighbouring fields. The garden also includes a paved seating area adjoining the sunroom, together with useful timber sheds and a summerhouse, offering scope for storage, hobbies or use as a garden retreat. The property further benefits from solar panels. EPC rating B. Council tax band E.





Belah Meadows is a small private road of individually designed and built properties tucked away off the A39 at Otterham Station. Otterham Station itself is a small hamlet on the A39 between Bude and Camelford.

The North Cornish coast is just 5 miles away with its fantastic coastal path and other nearby picturesque beauty spots including Tintagel, Boscastle, Roughtor, Summerleaze, Crooklets, Sandymouth, Northcott, dog friendly Blackrock Beach Widemouth Bay beaches and a bit further afield the Camel Trail and Padstow. The town of Camelford is approximately 5 miles in a southerly direction and the coastal town of Bude is some 12 miles in a northerly direction offering a more comprehensive range of shopping, schooling and recreational facilities. The property is just off the A39 road with Launceston located only 10 miles away serving as the gateway to Cornwall and the A30 linking the Cathedral cities of Exeter and Truro.



Entrance Porch - 3' x 4'1" (0.91m x 1.24m)

Hallway

Snug/Study - 16'8" x 11'6" (5.08m x 3.5m)

Kitchen - 14'10" x 7'4" (4.52m x 2.24m)

Lounge/Dining Room - 12'7" x 21'4" (3.84m x 6.5m)

Sunroom - 8'7" x 15' (2.62m x 4.57m)

Bedroom 5 - 11'6" x 8'5" (3.5m x 2.57m)

Shower Room - 5'6" x 4'9" (1.68m x 1.45m)

Landing

Bedroom 1 - 10'2" x 11'11" (3.1m x 3.63m)

En-suite - 6'9" x 6'1" (2.06m x 1.85m)

Bedroom 2 - 10'11" x 11'6" (3.33m x 3.5m)

Bedroom 3 - 13' x 9' (3.96m x 2.74m)

Bedroom 4 - 14' x 8'2" (4.27m x 2.5m)

Bathroom - 8'4" x 6'1" (2.54m x 1.85m)

WC - 2'9" x 6' (0.84m x 1.83m)

Outside - The property is approached over a generous driveway, providing ample off-road parking for several vehicles. To the rear is a particularly spacious garden, principally laid to lawn and extending away from the house, with established planting and fencing defining the boundaries.

Immediately adjoining the property is a paved seating area, providing an ideal space for outdoor dining and relaxation, with access directly from the sunroom. The garden enjoys an attractive open outlook across the neighbouring fields and surrounding countryside, creating a pleasant rural backdrop.

Useful timber outbuildings includes a storage shed and a summerhouse, offering excellent scope for hobbies, a home office or further garden storage.

Services - Mains electric, water. Private drainage. Oil fired central heating. Solar panels.

EPC - Rating B.

Council Tax - Band E.

Anti-Money Laundering - 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 £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.



Oakleigh, Belah Meadows, Otterham, Camelford, Cornwall, PL32 9WH



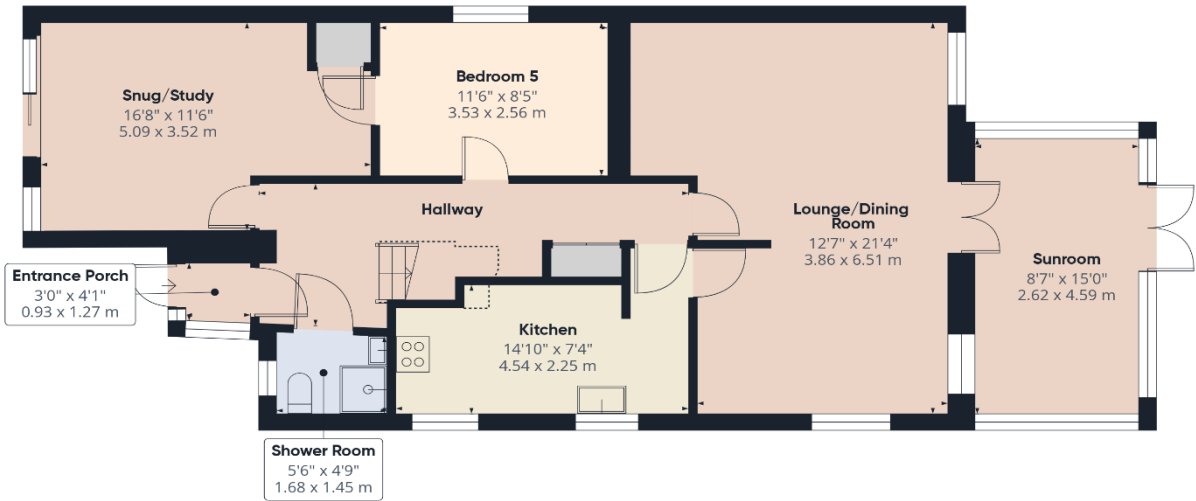
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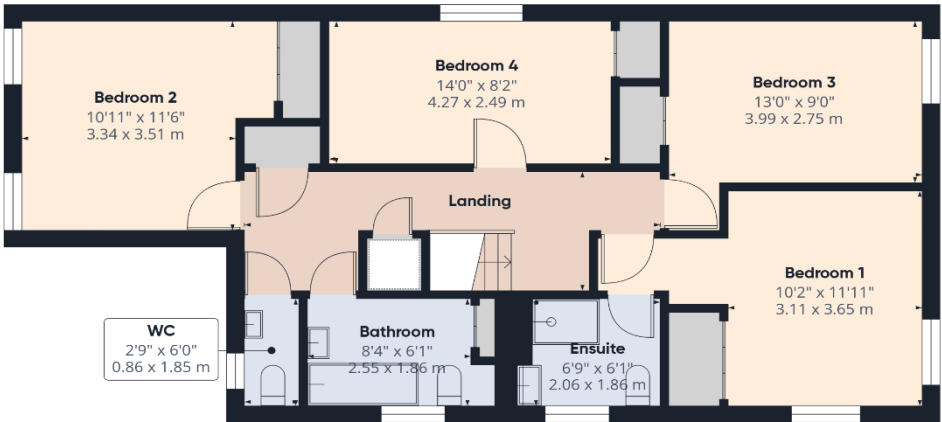


We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral 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.

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.



Floor 0



Floor 1

Approximate total area^m
1753 ft²
162.6 m²
Reduced headroom
15 ft²
1.4 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.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From Bude town centre proceed out of the town turning right at Bude Service station into King's Hill and upon reaching the A39 turn right sign posted Camelford. Continue for approximately 12 miles through Wainhouse Corner, continuing past Cansford Quarry and continue into Otterham Station where after a short distance take a left hand turn signposted Belah Meadows. Continue along this lane and after a short distance Oakleigh will be found on the left hand side.

We are here to help you find and buy your new home...

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If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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