



Bond
Oxborough
Phillips

Changing Lifestyles

5 Bowood Park
Camelford
PL32 9LA



BRITISH
PROPERTY
AWARDS

2025

★★★★★

GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Guide Price - £725,000



Changing Lifestyles

01208 814055

5 Bowood Park, Camelford, PL32 9LA



5 Bowood Park - A highly individual detached residence sat within the popular Bowood Golf Course...

- Highly Individual Detached Home
- Flexible & Versatile Accommodation
- Four Double Bedrooms
- Potential for Self-Contained Annexe
- Spectacular Countryside & Golf Course Views
- Set Within Approximately 0.5 Acre
- Large Triple-Aspect Living Room
- Four En-Suite Bedrooms
- Wrap-Around Balcony & Extensive Decking
- Detached Double Garage
- Ample Off-Road Parking
- Corner Plot
- Close to Camelford & North Cornwall Coast
- Council Banding - G
- EPC - E



Occupying a generous corner plot of approximately half an acre, this substantial and highly individual detached residence enjoys commanding views across the surrounding countryside and Bowood Golf Course.

Offering spacious and versatile accommodation arranged over split levels, the property presents an exceptional opportunity for multi-generational living, those working from home, or buyers seeking annexe or income potential.

Stepping inside, you are welcomed by an inviting entrance hall with a convenient cloakroom, before glazed double doors open into the true heart of the home – an impressive open landing and dining area. Flooded with natural light from full-height windows and French doors, this spectacular space enjoys far-reaching views across the gardens and golf course, creating an ideal setting for both everyday family life and entertaining.

The dining area flows effortlessly into the beautifully appointed kitchen, fitted with a comprehensive range of cabinetry, integrated appliances and generous worktop space. Triple-aspect windows ensure the kitchen enjoys wonderful natural light whilst framing the surrounding countryside. Adjoining the kitchen is a practical utility room with further storage, workspace and direct access onto the rear decking.

Positioned opposite, the elegant triple-aspect living room is undoubtedly one of the standout features of the home. Large French doors open onto an impressive wrap-around balcony, allowing the breathtaking countryside and golf course views to become part of the living space. A feature fireplace creates a warm focal point, making this a wonderful room to enjoy throughout the seasons.

A short flight of steps leads to two spacious double bedrooms, both benefiting from fitted wardrobes and their own en-suite facilities. Each room enjoys a peaceful outlook, with one taking full advantage of the uninterrupted views across the gardens, golf course and towards the lake beyond.

The principal bedroom occupies its own private level and offers a luxurious retreat, featuring dual-aspect windows, French doors opening directly onto the garden, ample space for freestanding furniture and a well-appointed en-suite shower room.

The lower ground floor provides exceptional flexibility and could easily be adapted to suit a variety of lifestyles. Currently comprising a generous home office, additional reception room, large double bedroom and family bathroom, this area benefits from its own independent access, making it ideal for use as a self-contained annexe for extended family, guest accommodation or as an income-generating holiday let or long-term rental, subject to any necessary consents.

Externally, the property is equally impressive. A large driveway provides extensive off-road parking and leads to the detached double garage with light and power connected. The wrap-around balcony and expansive deck create superb outdoor entertaining spaces, perfectly positioned to capture the panoramic countryside and golf course views. Beyond, the gardens are predominantly laid to lawn, offering a wonderful balance of open space, privacy and tranquillity across the approximately 0.5-acre plot.

Combining generous proportions, versatile living accommodation, spectacular views and outstanding annexe potential, this exceptional home offers a rare opportunity to acquire a truly distinctive property in one of North Cornwall's most desirable settings



Changing Lifestyles

Situated within the beautiful countryside of North Cornwall, Bowood Park is a popular destination centred around its renowned golf course, surrounded by approximately 230 acres of rolling hills, woodland and open countryside. The setting provides a peaceful rural atmosphere while still being conveniently positioned for exploring the North Cornwall coast and surrounding towns and villages.

The nearby market town of Camelford provides a useful range of everyday amenities, including local shops, cafés, pubs, takeaways and other essential services. The town is ideally placed for accessing some of North Cornwall's most spectacular landscapes, with the dramatic coastline, sandy beaches and popular destinations such as Tintagel, Boscastle, Port Isaac and Trebarwith Strand all within easy reach.

For those looking to explore further afield, the larger town of Wadebridge is also within convenient driving distance, offering a wider selection of shops, supermarkets, restaurants and leisure facilities, as well as access to the popular Camel Trail.

Combining a peaceful countryside setting with excellent access to the coast, local amenities and some of Cornwall's most sought-after destinations, the Bowood Park and Camelford area offers an enviable lifestyle for both permanent residents and those seeking a Cornish retreat.



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



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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.