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Oxborough
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Changing Lifestyles

Benclivedan,
Melorne,
PL32 9TZ



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Guide Price - £725,000



Changing Lifestyles

01208 814055

Benclivedan, Melorne, Camelford

PL32 9TZ



Benclivedan- A Spacious 5-Bedroom Detached Home on a Generous Private Plot

- Vaulted ceilings and exposed roof timbers adding character and an impressive sense of space upstairs
- Rural views towards Rough Tor from the first floor
- Substantial sandstone terrace spanning the rear of the property, perfect for outdoor dining . Approximately 0.5 acres of grounds, combining landscaped gardens, woodland and open areas
- Beautifully presented country home offering generous, flexible accommodation across two floors
- Highly private rural setting with attractive gardens and mature woodland
- Five double bedrooms, including a principal bedroom with fitted wardrobes and en-suite shower room
- Characterful sitting room featuring an impressive stone fireplace, wood-burning stove and exposed ceiling timbers
- Light-filled dining room with vaulted glazed roof lantern, Karndean flooring and bi-fold doors opening onto the terrace
- Recently refitted bespoke kitchen with Corian work surfaces,
- EPC - D
- Council Tax -F



From the first glimpse along the driveway, Benclivedan offers an immediate sense of privacy and calm. A neatly maintained lawn frames the approach, creating an attractive introduction before you step inside. The welcoming entrance porch leads into a spacious reception hall, complete with built-in storage and a practical home office area, setting the tone for a home that has been thoughtfully arranged for contemporary family life.

The principal living accommodation flows effortlessly from the hallway. At the heart of the lounge, an impressive stone fireplace housing a wood-burning stove creates a striking focal point, complemented by exposed ceiling timbers that add warmth and character. There is ample room for generous seating, making this an inviting space to relax throughout the year. The adjoining dining room is wonderfully light and airy, enhanced by a dramatic vaulted glazed roof lantern that fills the space with natural light. Finished with attractive Karndean flooring and opening through bi-fold doors onto the rear terrace, it provides the perfect setting for everything from everyday dining to larger gatherings with family and friends.

Beautifully appointed, the recently refitted kitchen has been designed with both style and practicality in mind. Bespoke Corian work surfaces are paired with an integrated double sink and quality fittings, while a comprehensive range of integrated appliances includes a Smeg self-cleaning double oven, AEG ceramic hob, dishwasher, refrigerator, wine cooler and waste disposal unit. A separate utility and laundry room continues the same high standard of cabinetry, providing additional storage, appliance space and external access to keep household tasks discreetly tucked away.

Completing the ground floor are two generously proportioned double bedrooms. The principal suite benefits from fitted wardrobes and a private en-suite shower room, while the second bedroom enjoys direct access to a beautifully finished bathroom featuring a freestanding oval bath, contemporary vanity unit and stylish tiling. This bathroom can also function as an en-suite, offering excellent flexibility for guests or family members.

A timber staircase rises to the first floor, where a bright galleried landing has been arranged as an additional sitting or entertaining area. Vaulted ceilings, exposed roof timbers and Velux roof windows combine to create an impressive sense of space, while elevated views stretch across to Rough Tor. Three further double bedrooms are found on this level, one of which enjoys its own en-suite shower room, with the remaining bedrooms served by a well-appointed family shower room.

Outside, the rear of the property is designed to make the most of its delightful setting. A substantial sandstone terrace extends across the full width of the house, providing an ideal space for al fresco dining or simply relaxing while overlooking the gardens. Beyond, expansive lawns sweep gently away from the house, bordered by mature planting, established shrubs and specimen trees that provide colour, texture and privacy throughout the seasons.

The grounds continue to impress with a detached workshop equipped with power and lighting, together with a charming summerhouse offering a peaceful retreat for hobbies, reading or simply enjoying the surroundings. Beyond the formal gardens, a traditional paddock is accessed through an attractive lychgate, adding to the property's quintessential country appeal. A mature copse creates a secluded natural haven, while further enclosed areas currently accommodate livestock, offering excellent versatility for a range of rural pursuits.

Practicality is equally well catered for with a detached double garage featuring a spacious first-floor storage area accessed via an internal staircase, complemented by an additional single garage, providing extensive space for vehicles, workshop facilities or general storage. Altogether, the gardens and woodland extend to approximately 0.5 acres. The grounds have been thoughtfully arranged to offer a natural progression from landscaped gardens surrounding the house to more open countryside beyond, creating an exceptional environment for those wishing to keep animals, cultivate produce or simply embrace an idyllic rural lifestyle. Numerous sheltered seating areas throughout the gardens provide peaceful spots to enjoy the tranquillity and beauty of this remarkable setting



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Benclivedan enjoys a wonderfully peaceful rural setting in North Cornwall, ideally positioned between the dramatic Atlantic coastline and the rugged landscapes of Bodmin Moor. The property is surrounded by open countryside, offering a genuine sense of space and tranquillity while remaining within easy reach of everyday amenities.

The nearby town of Camelford provides a useful range of shops, services, cafés, schools and local facilities, making day-to-day living convenient. The picturesque coastal village of Boscastle is also within easy reach and is home to a well-regarded village community, traditional inns, cafés and a local doctor's surgery.

For those looking to enjoy the spectacular North Cornish coastline, **Trebarwith Strand** is just a short drive away, with its sandy beach, dramatic cliffs and coastal walks. The renowned fishing village and harbour at **Port Isaac**, along with Tintagel and its historic castle, are also accessible by road, providing an excellent choice of destinations for days out.

The surrounding area is particularly appealing to those who enjoy an outdoor lifestyle, with extensive opportunities for walking, cycling, riding and exploring the countryside. **Bodmin Moor** lies close by, offering a vast and beautiful landscape of rugged tors, open moorland and ancient tracks, while the South West Coast Path provides some of Cornwall's most spectacular coastal scenery.

A selection of farm shops, country pubs, cafés and restaurants can be found throughout the surrounding villages, providing plenty of opportunities to enjoy local produce and the character of North Cornwall. Despite its secluded and private atmosphere, Benclivedan is therefore exceptionally well placed for enjoying both the peace of the countryside and the very best of Cornwall's coast and moorland.

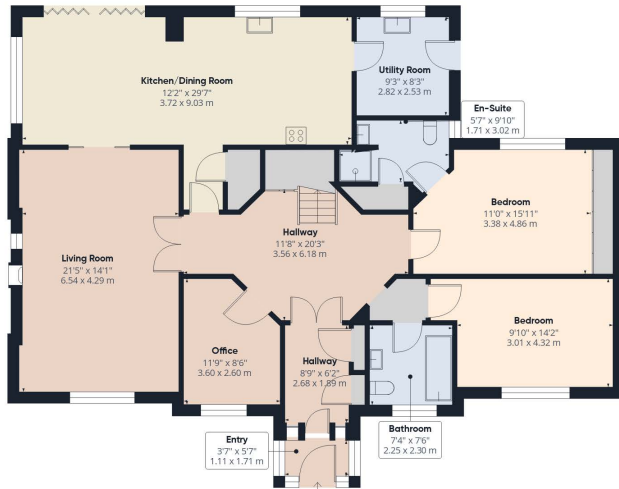


Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

Virtual Tour:



Changing Lifestyles



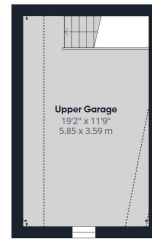
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 1 Building 2

Approximate total area^m

3334 ft²
309.5 m²

Reduced headroom

296 ft²
27.5 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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