



Bond
Oxborough
Phillips

Changing Lifestyles

4 Beechwood Drive
Camelford
PL32 9NA



BRITISH
PROPERTY
AWARDS

2025

★★★★★

GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Guide Price - £345,000



Changing Lifestyles

01208 814055

4 Beechwood Drive, Camelford, PL32 9NA



A spacious and well presented four-bedroom link-detached family home, complete with private gardens, driveway parking and a garage, ideally positioned within easy reach of Camelford.

- Spacious Four-Bedroom Link-Detached Family Home
- Generous Dual-Aspect Living Room
- Modern Open Plan Kitchen / Dining Room
- Principal Bedroom with En-Suite Shower Room
- Three Further Well-Proportioned Bedrooms
- Two Good-Sized Garden Areas
- Private Driveway & Garage
- Popular Residential Location Close to Camelford
- Great Family Home
- Easy Access onto the A39
- 10 Minutes from the Coast
- Council Banding - D
- EPC - C



Welcome to 4 Beechwood Drive, a beautifully presented four-bedroom link-detached family home offering generous, light-filled accommodation within a sought-after residential setting, conveniently positioned for Camelford town and its range of local amenities.

Stepping through the front door, you are welcomed into the entrance hallway, which immediately gives a sense of the space and proportions this home has to offer, with access leading through to the principal ground-floor rooms.

The main living room is an excellent size and provides a comfortable yet versatile space for everyday family living. Benefitting from a dual-aspect outlook across both the front and rear of the property, plenty of natural light fills the room throughout the day, creating a bright and welcoming environment with ample space for a range of living room furniture.

Positioned on the opposite side of the home is the spacious kitchen and dining room, another generously proportioned area and a fantastic social space for both family life and entertaining. The kitchen is fitted with an abundance of modern wall and base units, complemented by generous worktop space and a range of integrated appliances. There is plenty of room for a dining table, making this a practical and sociable heart of the home. Completing the ground floor is a handy w.c. & under stair cupboard.

Heading upstairs, the first-floor landing provides access to four well-proportioned bedrooms. The principal bedroom offers a comfortable double room and has the added benefit of its own en-suite fitted with shower, w.c and basin.

The remaining three bedrooms offer excellent flexibility, with two comfortably accommodating double beds, while the fourth is a well-proportioned single bedroom that would equally lend itself perfectly to use as a home office or study. Completing the first floor is the family bathroom, conveniently positioned to serve the remaining bedrooms.

Outside, the property continues to offer practical space. There are two garden areas positioned to the rear and side of the home, providing plenty of opportunity for outdoor dining, entertaining or simply enjoying the warmer months.

To the rear is a private driveway providing off-road parking and access to the single garage, offering valuable additional parking and storage. Further on-road parking is also available outside the property when required.

With its generous proportions, four good-sized bedrooms, spacious living accommodation, gardens, driveway and garage, 4 Beechwood Drive makes an excellent family home. An internal viewing is highly recommended to fully appreciate the amount of space on offer.



Changing Lifestyles

Camelford is a historic North Cornwall town surrounded by beautiful countryside and positioned within easy reach of some of the county's most impressive coastline. The town offers a good range of everyday amenities, including independent shops, cafés, a Co-op supermarket, primary and secondary schooling, a leisure centre, doctors' surgery and other local services.

The surrounding area is ideal for those who enjoy the outdoors, with Bodmin Moor close by providing miles of walking routes and open countryside. The dramatic North Cornish coastline is also within easy reach, with popular destinations including Tintagel, Bosccastle and Trebarwith Strand offering coastal walks, beaches and spectacular scenery.

For a wider selection of shopping and leisure facilities, Wadebridge, Bodmin and Launceston are all accessible by road, while the A39 provides convenient connections throughout North Cornwall and towards Devon. Camelford's combination of local amenities, countryside and proximity to the coast makes it a popular choice for families, permanent residents and those looking to enjoy the North Cornish lifestyle.



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



Floor 1

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.