Bond Oxborough Phillips

Changing Lifestyles

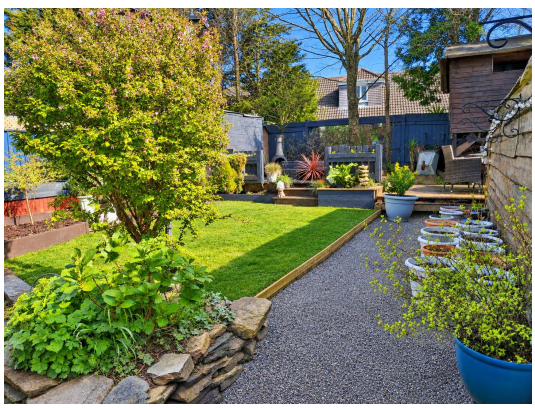
2 Delavue Terrace
Camelford
PL32 9RD

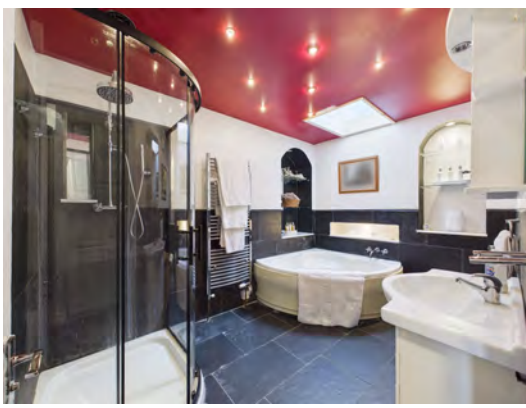
BRITISH PROPERTY AWARDS 2025 ★★★★★ GOLD WINNER ESTATE AGENT IN WADEBRIDGE & ROCK



Guide Price - £325,000







2 Delavue Terrace , Camelford, PL32 9RD

Spacious Five-Bedroom Semi-Detached Bungalow with Generous Gardens in a Peaceful Village Setting..

- Deceptively Spacious & Versatile Accommodation
- Offered For Sale With No Onward Chain
- Excellent Multi-Generational Living Potential
- Five Bedrooms & Three Bathrooms
- Generous Lounge/Diner With Log-Burning Stove
- Offered with No Onward Chain
- Further Bedrooms & Flexible Living Spaces
- Attractive Gardens With Separate Guest Area
- Detached Garage & Holiday Let Potential
- Council Banding - A
- EPC - E







2 Delavue Terrace is a substantial five-bedroom home which presents an exciting opportunity for buyers seeking a property that can adapt to a variety of lifestyles. With accommodation thoughtfully arranged across two floors, the property would be equally suited to growing families, those looking to accommodate extended family members or buyers interested in exploring holiday letting opportunities.

Upon entering, the generous proportions of the ground floor immediately become apparent. At the heart of the home is a spacious lounge/dining room, providing a wonderful setting for everyday family life and entertaining. A charming log-burning stove creates an attractive focal point, bringing warmth and character to the room.

A further reception room offers valuable additional living space, with the flexibility to serve as a formal dining room, comfortable snug, home office or separate sitting room, depending on individual requirements.

One of the property's standout features is the versatility of its ground floor accommodation. Three well-sized bedrooms and two bathroom facilities provide a practical arrangement that lends itself particularly well to multi-generational living or accommodating visiting family and friends.

The layout also presents an interesting opportunity for those considering an element of income generation, with the potential to provide guest accommodation whilst maintaining a comfortable level of separation and privacy from the main residence.

The first floor accommodates two further bedrooms, bringing the total number of bedrooms to five, creating additional space for family members or guests and reinforcing the adaptability of the home.

Throughout, the property's generous proportions and flexible arrangement provide an excellent foundation for purchasers wishing to tailor the accommodation to their own needs, whether as a substantial five-bedroom family residence, a home for multiple generations or a property with holiday letting potential, subject to any necessary consents.

The property enjoys a generously sized and thoughtfully arranged garden, offering a lovely combination of level lawn, paved seating areas and established planting. With several areas to relax or entertain, the outdoor space provides a pleasant setting for enjoying the warmer months.

The property also benefits from a detached garage, providing valuable additional parking or storage.

Combining five bedrooms, spacious and adaptable living accommodation, attractive gardens and the added advantage of no onward chain, this is a wonderful opportunity for buyers seeking a home offering both comfortable everyday living and exciting possibilities for the future.

Changing Lifestyles

Situated on the edge of the beautiful Bodmin Moor, Camelford is a charming and historic market town in North Cornwall, offering a wonderful balance of countryside living, coastal accessibility and everyday convenience.

The town provides a good selection of local amenities, including independent shops, convenience stores, cafés, traditional pubs, schools and healthcare facilities, making it a practical and welcoming location for families, professionals and those looking to enjoy a more relaxed pace of life.

Camelford is particularly well positioned for exploring some of Cornwall's most spectacular scenery. The rugged landscapes of Bodmin Moor are just moments away, offering fantastic walking routes and outdoor pursuits, whilst the stunning North Cornish coastline is within easy reach. Popular destinations including Trebarwith Strand, Tintagel, Boscastle and Port Isaac provide beautiful beaches, dramatic coastal walks and an excellent choice of places to eat and explore.

For those needing to travel further afield, the A39 Atlantic Highway runs through the town, providing convenient connections towards Wadebridge, Bude and the surrounding areas, with access to the A30 linking to the wider county and beyond.

Combining a traditional Cornish market town atmosphere with excellent access to both the coast and countryside, Camelford is an appealing location for permanent residents, families and those seeking a peaceful North Cornwall 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:



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 recieve a referal 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.