



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

85b Beechwood Drive  
Camelford  
PL32 9NB



BRITISH  
PROPERTY  
AWARDS

2025

★ ★ ★ ★ ★

**GOLD WINNER**

ESTATE AGENT IN  
WADEBRIDGE & ROCK



**Guide Price - £310,000**



Changing Lifestyles

01208 814055

# 85b Beechwood Drive, Camelford, PL32 9NB



A beautifully presented three-bedroom home, combining stylish modern interiors with an impressive sunroom, private garden, garage and parking.

- Beautifully Presented Three-Bedroom Home
- Impressive Open-Plan Kitchen & Dining Area
- Stunning Newly Built Sunroom
- Floor-to-Ceiling Bi-Fold Doors to the Garden
- Separate Cosy Living Room
- Principal Bedroom with Walk-In Wardrobe
- Modern Family Bathroom & Ground-Floor WC
- Private, Fully Enclosed Rear Garden
- Private Parking & Single Garage
- Convenient Camelford Location Close to Coast & Countryside
- New Air Source Heating System
- Council Banding - C
- EPC - C



Beautifully presented throughout and designed with modern family living in mind, 85B Beechwood Drive is a superb three-bedroom home where space, style and practicality come together effortlessly.

Upon entering the property, you are welcomed into a spacious and inviting hallway, immediately giving a sense of the space on offer. From here, the accommodation naturally leads through to the heart of the home, the impressive open-plan kitchen and dining area.

The modern kitchen has been thoughtfully designed with everyday living in mind, offering an excellent range of storage, stylish work surfaces and a selection of integrated appliances. There is plenty of room for a dining table, creating a sociable space that works equally well for family meals or entertaining friends.

Flowing seamlessly from the dining area is the stunning, newly built sunroom. Flooded with natural light, this is a fantastic addition to the home and creates a wonderful connection between the house and garden. Floor-to-ceiling bi-fold doors can be opened fully during the warmer months, allowing the living space to extend effortlessly outside and making this a particularly impressive area for entertaining.

For those looking for somewhere a little more relaxed, the property also benefits from a separate living room. Comfortable and inviting, it provides the perfect retreat away from the open-plan areas, whether settling down in the evening or spending time together as a family. A convenient ground-floor WC completes the accommodation on this level.

Heading upstairs, the first floor provides three well-proportioned bedrooms. The principal bedroom is a particularly appealing space and benefits from its own walk-in wardrobe, providing excellent storage while keeping the bedroom itself uncluttered. The remaining two bedrooms offer plenty of flexibility, whether required as children's rooms, guest accommodation or a home office.

Completing the first floor is the beautifully finished family bathroom, designed in a modern contemporary style with sleek fittings and a high-quality finish. Outside, 85B Beechwood Drive continues to impress. To the front, private parking leads to a single garage, providing both secure parking and useful additional storage, while the front garden creates an attractive approach to the property.

To the rear is a fully enclosed and private garden, perfectly positioned to complement the sunroom and bi-fold doors. Whether enjoying a quiet morning outside, entertaining during the summer or simply providing a secure space for children, the garden adds another highly usable area to this already versatile home.

Combining generous accommodation, modern presentation and an excellent balance of open-plan and separate living spaces, 85B Beechwood Drive is a home that really needs to be viewed to fully appreciate everything it has to offer.



# Changing Lifestyles

Camelford is a historic North Cornwall town, well positioned for those looking to enjoy both the rugged beauty of the coast and the open countryside of Bodmin Moor. The town offers a useful range of everyday amenities including independent shops, cafés, a supermarket, primary and secondary schooling, leisure facilities and healthcare services.

The spectacular North Cornish coastline is within easy reach, with popular destinations including Tintagel Castle, Boscastle and Trebarwith Strand all just a short drive away. For those who enjoy walking and the outdoors, Bodmin Moor is also readily accessible, offering miles of countryside and some of Cornwall's most impressive scenery.

Camelford is conveniently positioned along the A39, providing road connections towards Wadebridge and Bude, while the larger town of Wadebridge offers a wider selection of shops, restaurants and amenities. With coast and countryside both close at hand, Camelford provides an excellent base from which to enjoy everything North Cornwall has to offer.

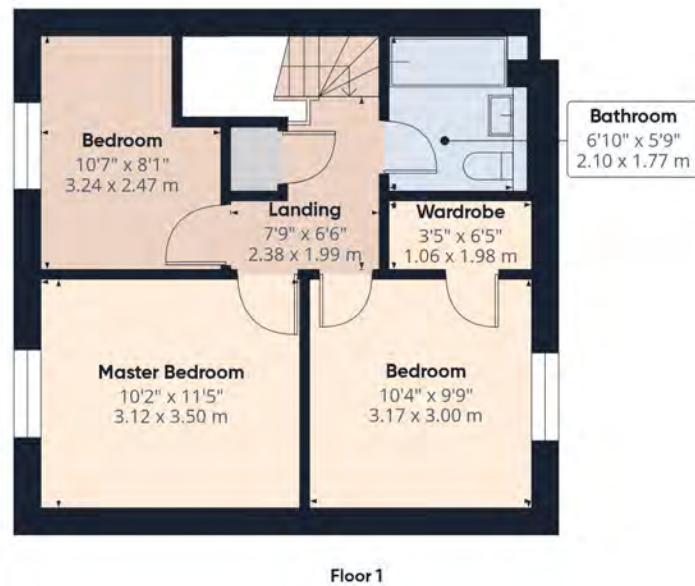


Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

Virtual Tour:



# Changing Lifestyles



## Have a property to sell or let?

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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.

### 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.**

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