



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Belah  
Belah Meadows  
Otterham Station  
Camelford  
Cornwall  
PL32 9WH

**Asking Price: £400,000 Freehold**



Changing Lifestyles

01288 355 066  
[bude@bopproperty.com](mailto:bude@bopproperty.com)



Belah, Belah Meadows, Otterham Station, Camelford, Cornwall, PL32 9WH



- 5 BEDROOMS (1 ENSUITE)
- 2 RECEPTION ROOMS
- VERSATILE AND SPACIOUS ACCOMMODATION THROUGHOUT
- DETACHED RESIDENCE
- GENEROUS 1/4 OF AN ACRE PLOT
- EXTENSIVE OFF ROAD PARKING
- LARGE ENCLOSED REAR GARDENS
- LOCATED 10 MINS FROM THE NORTH CORNISH COAST
- EPC: D
- COUNCIL TAX BAND: E



**A detached residence comprising 2 reception rooms with 5 bedrooms (1 ensuite) situated at the end of a drive offering spacious and versatile accommodation throughout located 10 minutes from the North Cornish coast. The property occupies a generous plot of approx 1/4 an acre, offering extensive off road parking alongside a large enclosed rear garden the property would be perfect as a large family home or for multi generational living. Virtual tour available upon request.**



Changing Lifestyles

01288 355 066  
[bude@bopproperty.com](mailto:bude@bopproperty.com)





Belah Meadows is a small private road of individually designed and built properties tucked away off the A39 at Otterham Station. Otterham Station itself is a small hamlet on the A39 between Bude and Camelford.

The North Cornish coast is just 5 miles away with its fantastic coastal path and other nearby picturesque beauty spots including Tintagel, Boscastle, Roughtor, Summerleaze, Crooklets, Sandymouth, Northcott, dog friendly Blackrock Beach Widemouth Bay beaches and a bit further afield the Camel Trail and Padstow. The town of Camelford is approximately 5 miles in a southerly direction and the coastal town of Bude is some 12 miles in a northerly direction offering a more comprehensive range of shopping, schooling and recreational facilities. The property is just off the A39 road with Launceston located only 10 miles away serving as the gateway to Cornwall and the A30 linking the Cathedral cities of Exeter and Truro.



# Property Description

## Entrance Porch - 5'11" x 5'2" (1.8m x 1.57m)

Double doors to:

## Dining Room - 13'8" x 12'8" (4.17m x 3.86m)

A large reception area with ample space for dining table and chairs with staircase leading to first floor landing. Double glazed windows and double glazed door to rear gardens. Large walk in store cupboard perfect for coats/shoes.

## Living Room - 24'11" x 13'1" (7.6m x 4m)

Large light and airy reception room with feature fireplace and dual aspect windows to front and rear elevation. Double doors lead into the Reception Hall.

## Kitchen - 16'6" x 11'10" (5.03m x 3.6m)

An extensive fitted kitchen comprising a range of base and wall mounted units with work surfaces over incorporating composite 1 1/2 sink drainer unit with modern mixer tap, 4 ring ceramic hob with extractor hood over, built in high level double grill/oven combi. Space for fridge/freezer. Dual aspect windows to rear and side elevation enjoying views over countryside and across to Dartmoor.

## Utility Room - 10'10" x 7'7" (3.3m x 2.3m)

Space and plumbing for washing machine, tumble dryer and freezer. Useful built in cupboards and door to outside.

## Bedroom 5 - 17'11" x 14'3" (5.46m x 4.34m)

A large dual aspect reception room currently used as an office space/sitting room but could equally suit as a potential downstairs bedroom.

## First Floor Landing - Windows to front elevation.

## Bedroom 1 - 15'2" x 11'10" (4.62m x 3.6m)

Double bedroom with dual aspect windows to rear and side elevation enjoying far reaching views over the surrounding countryside, across to Exmoor, Dartmoor and Devon.

## Ensuite - 8'6" x 4'4" (2.6m x 1.32m)

Double enclosed shower cubicle with electric 'Mira' shower over.

## Bedroom 2 - 13'1" x 10'6" (4m x 3.2m)

Double bedroom with dual aspect windows.

**Bedroom 3** - 13'1 x 10'3 (4m x 3.12m) Double bedroom with window to rear elevation overlooking the rear gardens.

## Bedroom 4 - 12'8" x 10'4" (3.86m x 3.15m)

Double bedroom with window to rear elevation enjoying pleasant views over the landscaped rear gardens.

## Bathroom - 11'10" x 7'6" (3.6m x 2.29m)

Corner bath with mixer taps and shower attachment, low flush wc, pedestal wash hand basin, heated towel rail and window to front elevation.

**Outside** - Approached via an extensive gravel driveway at the front of the property providing ample off road parking for several vehicles. Pedestrian access to the side of the property leads to the generous rear landscaped, dog-safe gardens laid principally to lawn with a large patio area adjoining the rear of the residence providing an ideal spot for al fresco dining. The gardens have been curated by the vendors as a wildlife haven, set with a cornucopia of mature shrubs, trees and hedges and boasts a feature pond.

**Services** - Mains water and electric. Private drainage.

**Council Tax** - Band E

Mobile Coverage		Broadband	
EE	●	Basic	22 Mbps
Vodafone	●	Ultrafast	1000 Mbps
Three	●		
O2	●		
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		
Virgin	✗		



Belah, Belah Meadows, Otterham Station, Camelford, Cornwall, PL32 9WH

Changing Lifestyles

EPG Rating D



Changing Lifestyles

01288 355 066  
[bude@bopproperty.com](mailto:bude@bopproperty.com)



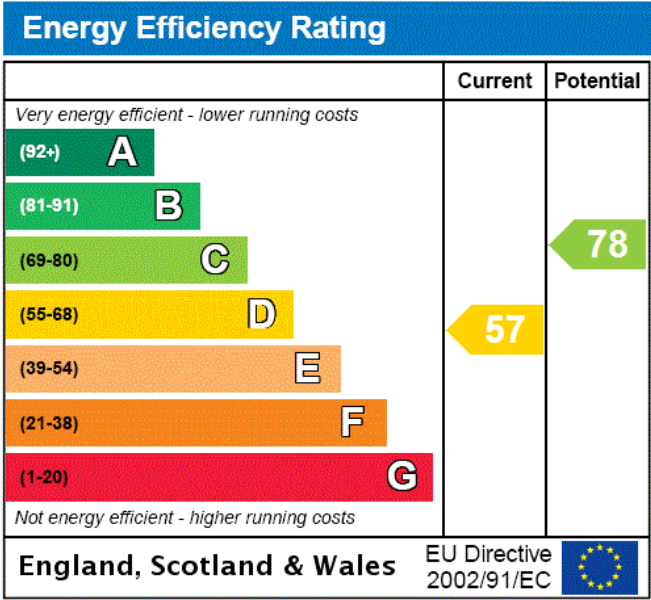
Belah, Belah Meadows, Otterham Station, Camelford, Cornwall, PL32 9WH



Changing Lifestyles

01288 355 066  
[bude@bopproperty.com](mailto:bude@bopproperty.com)





Directions

From Bude town centre proceed out of the town turning right at Bude Service station into King's Hill and upon reaching the A39 turn right sign posted Camelford. Continue for approximately 12 miles through Wainhouse Corner, continuing past Cansford Quarry and continue into Otterham Station where after a short distance take a left hand turn signposted Belah Meadows and continue towards the end of the lane whereupon Belah will be found on your left hand side.

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.

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.

Belah, Belah Meadows, Otterham Station, Camelford, Cornwall, PL32 9WH

Changing Lifestyles

# We are here to help you find and buy your new home...

34 Queen Street  
Bude  
Cornwall  
EX23 8BB  
Tel: 01288 355 066  
Email: [bude@bopproperty.com](mailto:bude@bopproperty.com)

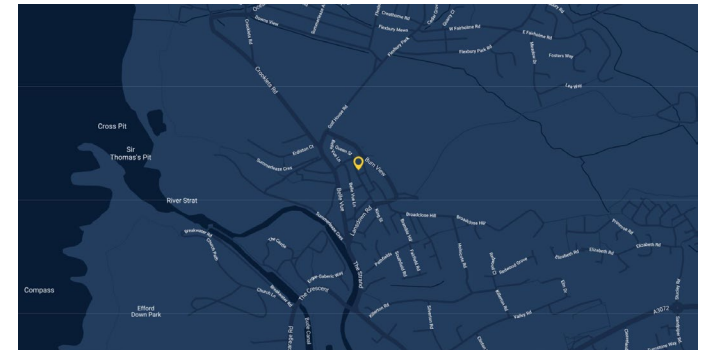
## Have a property to sell or let?

If you are considering selling or letting your home,  
please contact us today on 01288 355 066 to  
speak with one of our expert team who will be able  
to provide you with a free valuation of your home.

Please do not hesitate to contact  
the team at Bond Oxborough  
Phillips Sales & Lettings on

**01288 355 066**

for a free conveyancing quote and  
mortgage advice.



Changing Lifestyles

**01288 355 066**  
**[bude@bopproperty.com](mailto:bude@bopproperty.com)**