



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

11 Chapel Street  
Camelford  
PL32 9PJ



BRITISH  
PROPERTY  
AWARDS

2023

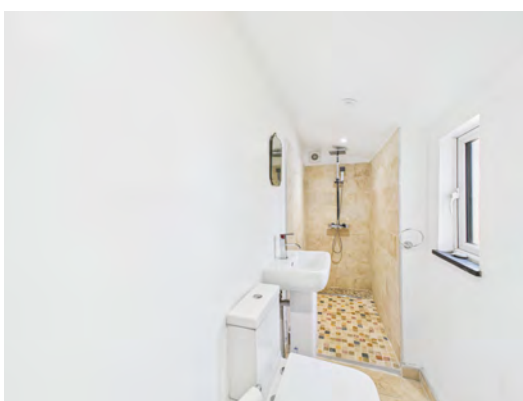


**GOLD WINNER**

ESTATE AGENT  
IN WADEBRIDGE  
& ROCK



**Offers Over - £225,000**



Changing Lifestyles

01208 814055



# 11 Chapel Street, Camelford, PL32 9PJ



Tucked away in the heart of Camelford, 11 Chapel Street is a cosy and characterful 3-bedroom cottage – the perfect place to unwind, feel at home, and soak up the charm of Cornwall.

- Impressive Link-Detached Modern Home
- Family Bathroom & Master En-Suite
- Spacious Open Plan Kitchen/Living Area
- Private Garden
- Central Town Location
- Nearby To Schools and Amenities
- EPC - D
- Council Banding- C



Situated just a short stroll from the heart of Camelford, 11 Chapel Street offers a wonderful opportunity for first-time buyers, families, or anyone looking to make this charming Cornish town their home.

This well-presented three-bedroom link-detached property features a bright and welcoming open-plan living and kitchen area on the ground floor, complete with a cosy log burner — perfect for those relaxing evenings. The modern fitted kitchen seamlessly blends style and practicality, making it an ideal space for cooking and entertaining.

A separate porch area provides a handy entrance space, while a contemporary downstairs bathroom adds convenience and versatility to the home.

Upstairs, you'll find three well-proportioned bedrooms, including a master bedroom with its own en suite bathroom — a sought-after addition for modern living. Externally, the property boasts a spacious front garden, offering plenty of room for outdoor enjoyment, and an attached outbuilding, providing valuable additional storage space.

11 Chapel Street enjoys a prime location within easy walking distance of Camelford town centre, with its local shops, amenities, and nearby countryside walks. This is a fantastic opportunity to acquire a comfortable and versatile home in a popular North Cornwall location.



# Changing Lifestyles

Nestled on the edge of Bodmin Moor, Camelford is a charming and historic North Cornwall town known for its welcoming community, rich heritage, and easy access to some of the county's most stunning natural landscapes. The town offers a range of independent shops, cafés, and local amenities, while the beautiful North Cornish coastline — with popular spots like Tintagel, Boscastle, and Port Isaac — is just a short drive away. Ideal for those who love countryside walks, scenic views, and a slower pace of life, Camelford is a wonderful place to call home, offering a perfect blend of rural charm and practical convenience.

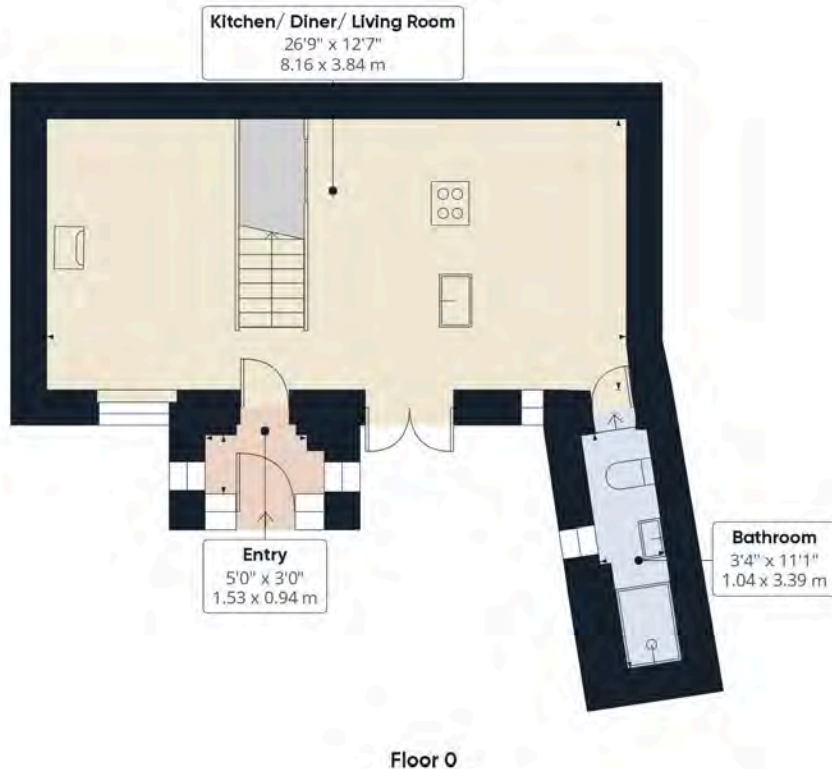


Please do not hesitate to contact  
the team at  
Bond Oxborough Phillips  
Sales & Lettings on  
**01208 814055**  
for more information or to  
arrange an accompanied viewing  
on this property.

Scan here for  
our 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 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.