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Oxborough
Phillips

Changing Lifestyles

48 Treclago View
Camelford
PL32 9AD



BRITISH
PROPERTY
AWARDS

2023

★★★★★

GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £250,000



Changing Lifestyles

01208 814055

48 Treclago View, Camelford, PL32 9AD



Welcome to 48 Treclago View – A Well-Presented Townhouse in the Heart of Camelford

- Well-presented three-bedroom townhouse
- Spacious master suite with en suite shower room
- Bright lounge with bay window
- Modern kitchen/breakfast room with patio doors to garden
- Excellent storage throughout the property
- Garage and off-road parking to the rear
- Enclosed rear garden with decking and artificial lawn
- Popular Town Location
- Council Banding - C
- EPC - E



Tucked away in the sought-after Treclago View development, just a short walk from the centre of Camelford, this beautifully maintained three-bedroom terraced townhouse offers spacious, modern living across three well-designed floors — ideal for families, professionals, or investors alike.

As you approach the property, a pathway leads to a composite front door set beneath a charming storm porch. Stepping inside, you're welcomed into a bright and spacious hallway, which sets the tone for the rest of the home. Off the hallway is a convenient downstairs WC and a generous under-stairs storage cupboard — perfect for keeping things neatly out of sight.

To the front of the home, the lounge is bathed in natural light from a large bay window, creating a relaxing space to unwind or entertain. This opens seamlessly into the kitchen/breakfast room, where modern wood-effect units, integrated appliances, and ample space for a dining table create a functional yet sociable hub of the home. French patio doors open directly onto the rear garden, making it easy to enjoy the outdoors throughout the year.

Heading upstairs to the middle level, you'll find two comfortable double bedrooms. Bedroom two overlooks the garden and offers a peaceful retreat, while bedroom three enjoys views to the front. This floor also houses the family bathroom, which features a sleek white suite with a shower over the bath — stylish and practical for everyday living.

A further staircase leads up to the top floor, where you'll find a generously sized master bedroom that spans the entire level. With windows to both the front and rear, this room is filled with light throughout the day. A private en suite shower room completes the space, offering a touch of luxury and privacy.

Outside, the rear garden is fully enclosed and thoughtfully landscaped for low maintenance. A decked seating area flows out from the kitchen, ideal for al fresco dining or morning coffee. Beyond this, an astro turf lawn is bordered by neat planting, creating a pleasant and private outdoor space. A rear gate provides convenient access to the parking area and garage.

The property also includes a single garage located under a coach house to the rear, with additional parking in front — a valuable asset for any homeowner.

Set within walking distance of local shops, schools, a sports centre, and beautiful surrounding countryside, 48 Treclago View offers a lifestyle that blends modern comfort with Cornish charm. With popular coastal spots like Boscastle, Tintagel, and Trebarwith Strand just a short drive away, this is a superb opportunity to enjoy life in one of North Cornwall's most accessible and characterful locations.



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Set amidst the striking landscapes of North Cornwall, Camelford is a historic market town that offers the perfect blend of rural charm, modern convenience, and easy access to coast and countryside. Nestled on the edge of Bodmin Moor, Camelford is an ideal base for exploring some of Cornwall's most iconic scenery, while also providing all the essentials of day-to-day living.

Steeped in history and local legend — including its association with the tales of King Arthur — the town retains a strong sense of community and heritage. A variety of independent shops, cafés, a local butcher, and essential services including a medical centre, primary and secondary schools, and a leisure centre make it a practical and welcoming place to call home.

For those who love the outdoors, Camelford is truly special. The nearby moorland, with its wild beauty and panoramic views, is perfect for walking, cycling, and nature-watching. Just a short drive away are the dramatic North Cornwall beaches and coastal paths, with popular destinations like Trebarwith Strand, Port Isaac, and Tintagel all within easy reach — ideal for surfers, beach-goers, and anyone looking to soak up the best of the Cornish coastline.

Despite its peaceful setting, Camelford benefits from good transport links via the A39, offering easy access to towns such as Wadebridge, Bodmin, and Launceston, as well as connections to the wider region.

Whether you're looking for a vibrant community, proximity to nature, or a quieter pace of life without feeling isolated, Camelford offers a truly enviable lifestyle in the heart of North Cornwall.



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.

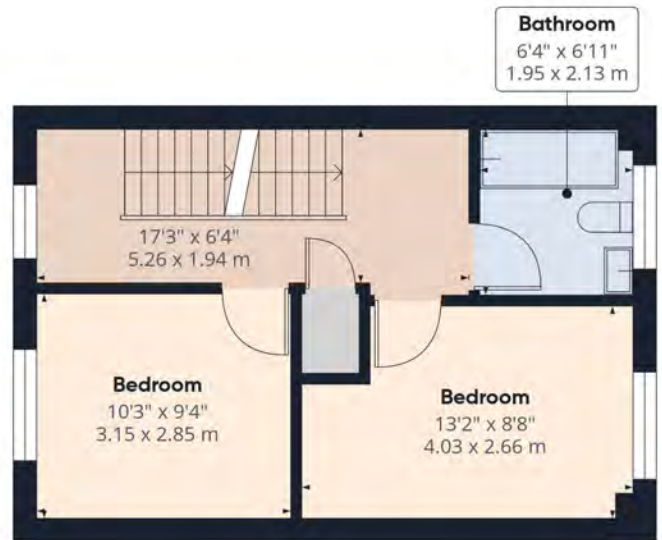
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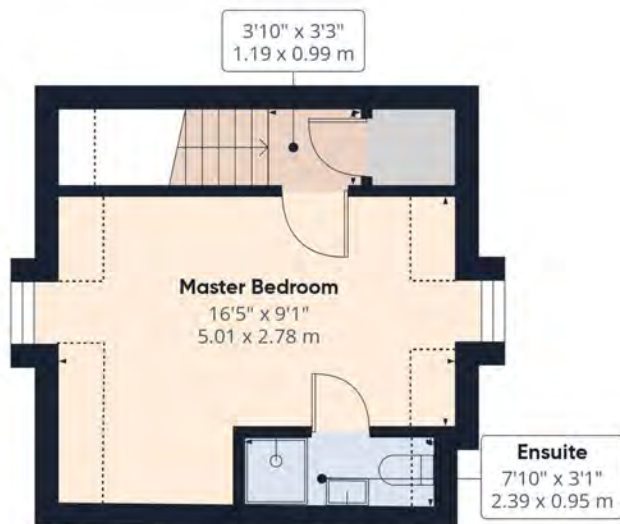
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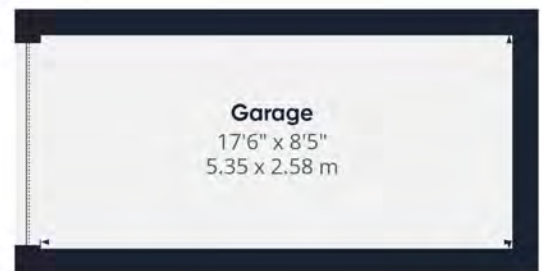
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

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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.

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