

1 Penmelen  
Camelford  
PL32 9UH



**Guide Price - £270,000**





# 1 Penmelen, Camelford, PL32 9UH



## 1 Penmelen, Camelford – Detached Bungalow with Scenic Views and Scope for Modernisation

- Detached Two Bedroom Bungalow
- Family Bathroom
- Stunning Rural Views
- Open Plan Living/Dining Room
- Single Garage with Electric Roller Door
- Private Garden
- Off-Road Parking
- Popular Town Location
- Council Banding - C
- EPC - TBC



Set in a peaceful residential area of Camelford, 1 Penmelen is a two-bedroom detached bungalow offering spacious living accommodation, scenic views, and excellent potential to modernise and personalise.

Upon entering the property, you're welcomed into a practical porch area that leads directly into a generously sized open-plan living and dining space. This bright and flexible room enjoys plenty of natural light from a large double window, which beautifully frames far-reaching views towards Roughtor. There's ample space for comfortable seating and dining furniture, making it a perfect area for both relaxing and entertaining.

Adjacent to the main living space is a well-proportioned kitchen, offering plenty of units and surface space. From the kitchen, access is provided to a sunroom-style conservatory, currently housing the oil-fired boiler and offering a useful extra space for storage or potential utility use.

A hallway leads to two double bedrooms, both of which are generously sized. The main bedroom is particularly bright, benefitting from dual aspect windows that fill the room with natural light. The family bathroom is spacious and features a bath with overhead shower, basin, and WC.

Externally, the property sits centrally within its plot, offering a sloped front garden, a small patio seating area, and private parking for multiple vehicles. A single garage with an electric roller door provides additional secure storage or workshop potential.

While the property would benefit from modernisation throughout, it presents a fantastic opportunity for first-time buyers, investors, or those looking to downsize and put their own stamp on a home in a sought-after North Cornwall location.



# Changing Lifestyles

Situated on the edge of Bodmin Moor and just a short drive from the stunning north Cornish coast, Camelford is a historic market town offering a wonderful blend of rural charm, community spirit, and accessibility. Rich in heritage and surrounded by scenic countryside, Camelford is a gateway to some of Cornwall's most treasured landscapes, including Roughtor, Brown Willy, and Port Isaac just a few miles to the west.

The town itself offers a range of everyday amenities including independent shops, cafes, a post office, local supermarkets, primary and secondary schools, and healthcare facilities. It maintains a welcoming, traditional Cornish feel while providing the essentials for comfortable day-to-day living. Camelford is also home to a leisure centre and a local library, with a strong community calendar of events throughout the year.

For outdoor enthusiasts, the location is ideal. Walking, cycling, and horse riding opportunities are abundant across the moorland and nearby coastal paths. The stunning beaches of Trebarwith Strand, Polzeath, and Crackington Haven are all within easy reach, making this an excellent location for those who love both countryside and coast.



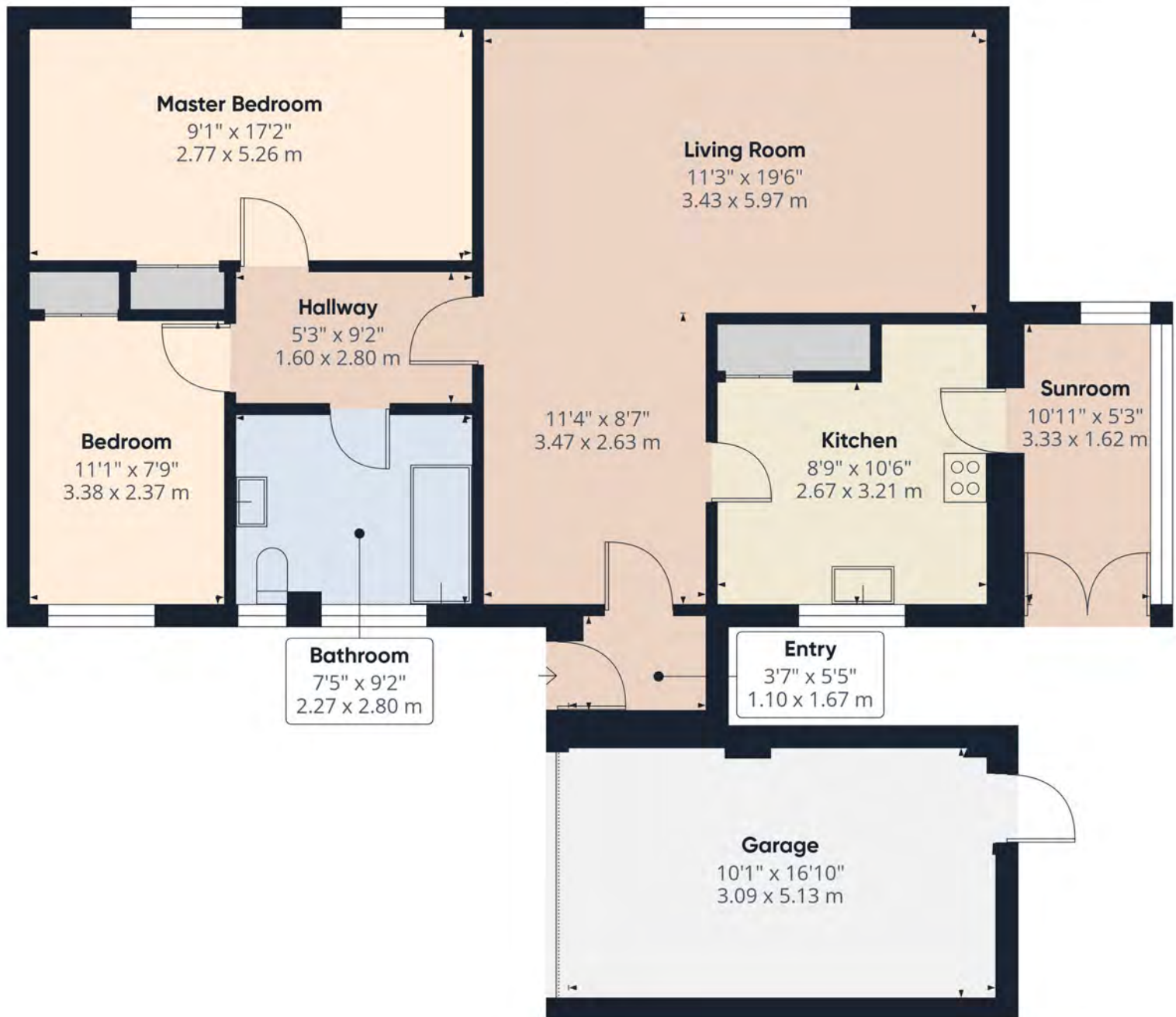
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# Changing Lifestyles



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