



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

19 Chapel Street  
Camelford  
PL32 9PJ



BRITISH  
PROPERTY  
AWARDS

2023

★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN WADEBRIDGE  
& ROCK



**Guide Price - £249,950**



Changing Lifestyles

01208 814055



# 19 Chapel Street, Camelford, PL32 9PJ

Bright, Classic Home in the Heart of Camelford...



- Two-bedroom detached home in the sought-after Cornish town of Camelford
- Bright and spacious open-plan living and dining area
- Modern kitchen with a range of built-in appliances
- Double doors leading from the kitchen to an enclosed patio area
- Two well-proportioned bedrooms
- Family bathroom with modern walk-in shower
- Gravelled parking for two cars
- Peaceful yet convenient town-centre location
- No onward chain
- Council Banding - B
- EPC - E



Rich in local character and history, this charming detached home dates back to the 1970s and forms part of Camelford's established residential landscape.

Built during a period when quality craftsmanship and practical design were prioritised, the property has since been thoughtfully updated to provide bright, contemporary living while retaining the solid proportions and charm of its era.

Situated in the heart of the Cornish town of Camelford, the home enjoys a peaceful yet highly convenient setting, close to local amenities and the surrounding North Cornwall countryside.

Upon entering the property, you are welcomed into a spacious open-plan living and dining area, beautifully illuminated by generous windows that allow natural light to flood the space. This versatile reception room provides ample space for both relaxation and entertaining, and also incorporates the staircase leading to the first floor, creating a seamless and well-designed layout.

From here, the property flows through to a modern, well-appointed kitchen, which benefits from double doors opening directly onto the patio, offering an effortless indoor-outdoor connection ideal for entertaining or alfresco dining. The kitchen is equipped with a range of built-in appliances, including a hob, dishwasher, washing machine and fridge, combining practicality with sleek contemporary styling.

The first floor comprises two well-proportioned bedrooms and a family bathroom. The generous double bedroom features a useful built-in storage nook, while the second bedroom is a comfortable single, perfectly suited as a child's bedroom, home office or guest room. Both bedrooms enjoy large front-facing windows, providing pleasant outlooks and excellent levels of natural light. The family bathroom is well sized and fitted with a modern walk-in shower.

Externally, the property continues to impress. To the front is an enclosed patio area, ideal for outdoor seating or dining, with direct access from the kitchen. In addition, there is a large gravelled parking area providing off-road parking for two vehicles, a rare and valuable feature within this location.

Offered with no onward chain, and with all contents negotiable, this attractive home presents an excellent opportunity for first-time buyers, downsizers or investors seeking a stylish, low-maintenance property in the heart of North Cornwall.

Contact Bond Oxborough Phillips to arrange a viewing.



01208 814055

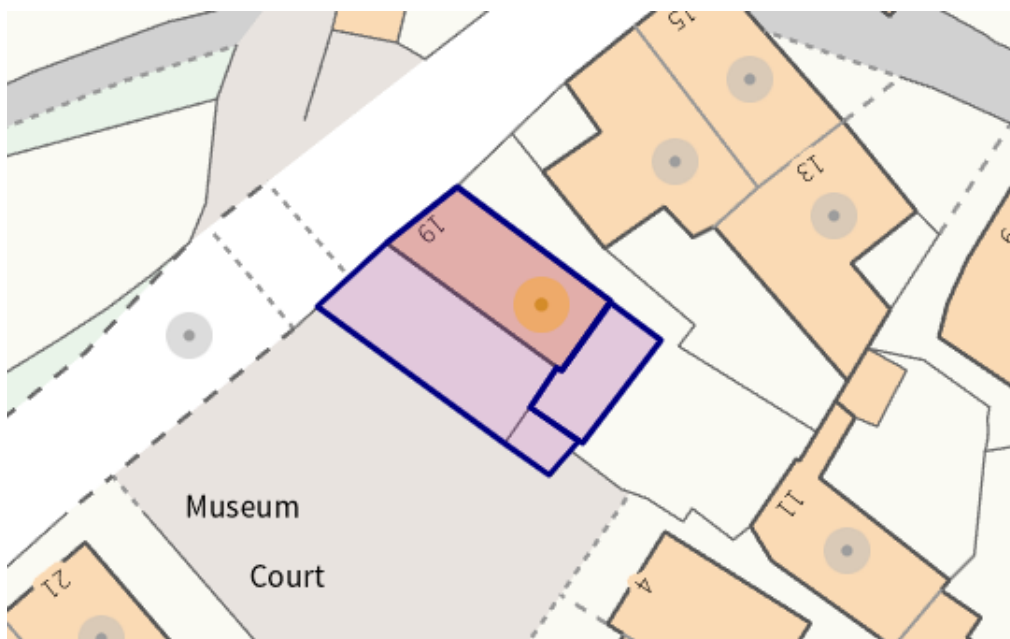


# Changing Lifestyles

Camelford is a small market town and civil parish in north Cornwall, England, set in the picturesque valley of the River Camel on the north-western edge of Bodmin Moor. The town lies about ten miles (16 km) northwest of Bodmin and roughly six miles from Cornwall's rugged north coast, making it a gateway between countryside and coast.

Positioned along the busy A39 "Atlantic Highway," Camelford has long been a crossroads for travel and trade. The River Camel flows through the town, winding from its moorland source towards the sea, and the surrounding landscape features rolling farmland and moorland hills, with Roughtor and Brown Willy of Bodmin Moor visible from higher points.

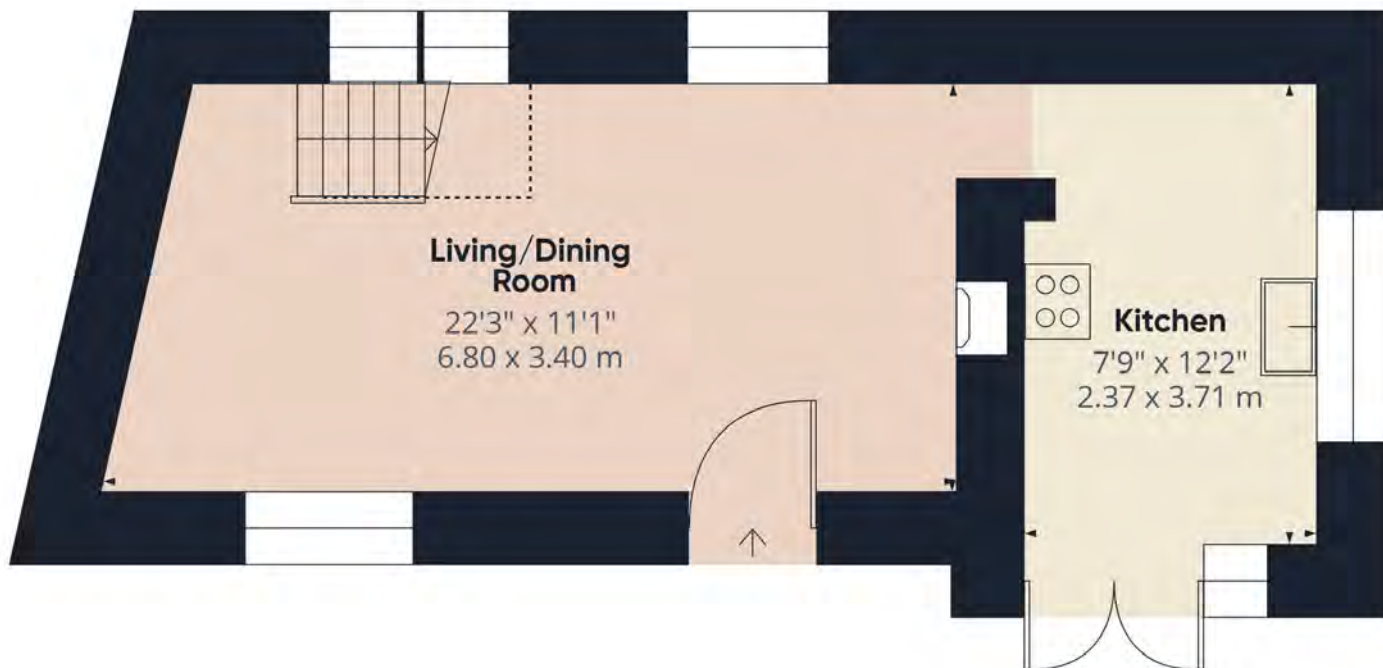
With a historic core of slate-hung houses and landmarks such as the neoclassical Town Hall (built in 1806), Camelford blends rural charm with traces of its medieval past. Its location makes it an excellent base for exploring north Cornwall's beaches, walking trails, and ancient sites, while also connecting inland to the moors and countryside.



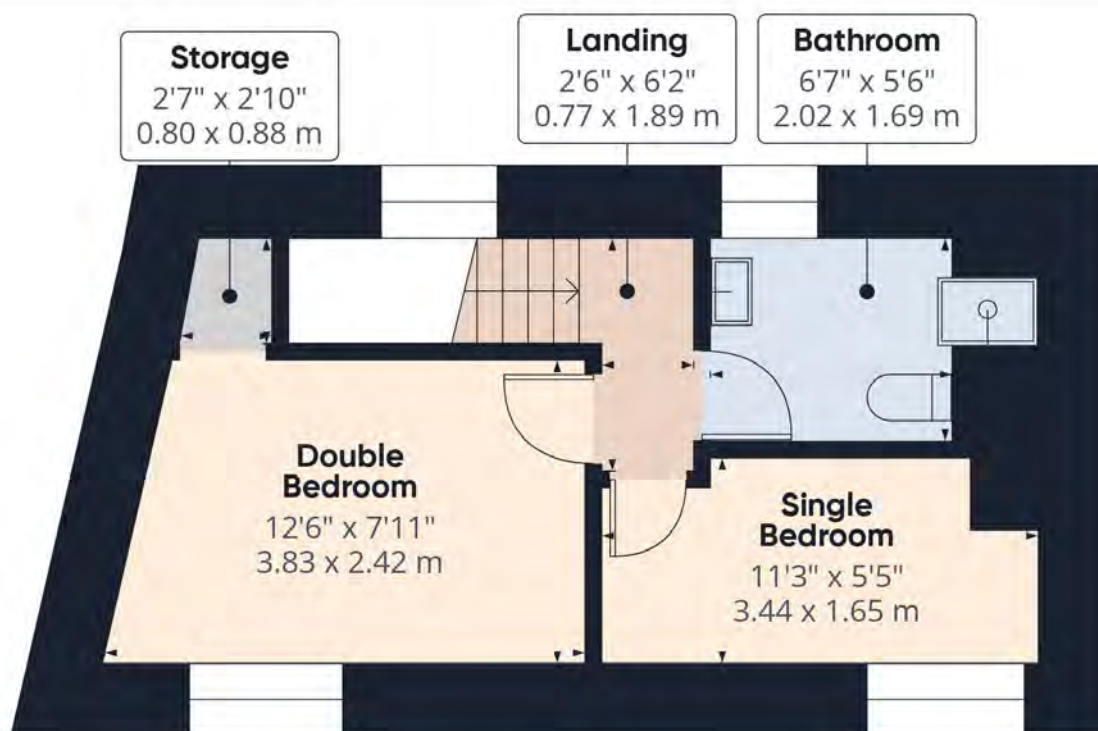
Please do not hesitate to contact  
the team at  
Bond Oxborough Phillips  
Sales & Lettings on  
**01208 814055**  
for more information or to  
arrange an accompanied viewing  
on this property.

Scan here for  
our Virtual Tour:





Floor 0



Floor 1

## 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.