



Bond  
Oxborough  
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*Changing Lifestyles*

Otterham Garage Cottage  
Otterham Station  
Otterham  
Camelford  
Cornwall  
PL32 9SW

**Asking Price: £400,000**  
**Freehold**



Changing Lifestyles

01288 355 066  
bude@boproperty.com

# Otterham Garage Cottage, Otterham Station, Otterham, Camelford, Cornwall, PL32 9SW



- Impressive six bedroom detached dormer bungalow
- 4 modern en-suites plus family bathroom and WC
- Flexible and versatile layout ideal for multi-generational living or home working
- Generous driveway providing ample off-road parking
- Enclosed garden predominantly laid to lawn as well as courtyard side garden
- Semi-rural setting with convenient access to nearby amenities
- Far sea and countryside views
- EPC Rating D
- Council Tax Band D



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## **Approximate Measurements:**

**Entrance Porch** - 5'8" x 8'9" (1.73m x 2.67m)

**Living Room** - 13'6" x 17'5" (4.11m x 5.3m)

**Kitchen** - 12'3" x 9'8" (3.73m x 2.95m)

**Dining Room** - 15'11" x 13'2" (4.85m x 4.01m)

**Bedroom 4** - 12'11" x 10'3" (3.94m x 3.12m)

**Ensuite 4** - 6'2" x 6'6" (1.88m x 1.98m)

**Bedroom 5** - 13'6" x 11'3" (4.11m x 3.43m)

**Bedroom 6** - 13'3" x 11' (4.04m x 3.35m)

**WC** - 2'6" x 5'10" (0.76m x 1.78m)

**Rear Porch** - 10'1" x 7'1" (3.07m x 2.16m)

**Utility Room** - 7'4" x 6'8" (2.24m x 2.03m)

## **First Floor**

**Bedroom 1** - 15'2" x 10'4" (4.62m x 3.15m)

**Ensuite 1** - 9'3" x 6'4" (2.82m x 1.93m)

**Bedroom 2** - 17'5" x 10'5" (5.3m x 3.18m)

**Ensuite 2** - 7'2" x 6'2" (2.18m x 1.88m)

**Bedroom 3** - 10'5" x 14' (3.18m x 4.27m)

**Ensuite 3** - 7'2" x 6'6" (2.18m x 1.98m)

**Bathroom** - 9'3" x 7' (2.82m x 2.13m)



**Spacious Six Bedroom (4 Ensuite) Detached Dormer Bungalow with Versatile Living, Generous Parking & Far Reaching Sea and Countryside Views. Viewings Highly Recommended.**



## Description

An exceptionally spacious and versatile detached residence enjoying a semi-rural position with open countryside views to the rear, generous driveway parking and beautifully proportioned accommodation.

The property is approached via a large driveway providing ample off-road parking for multiple vehicles, ideal for family living or those requiring space for guests. The attractive façade combines rendered elevations with a stone-fronted entrance porch, creating immediate kerb appeal. Internally, the accommodation is both substantial and versatile, lending itself perfectly to multi-generational living or those needing working from home space.

The welcoming entrance porch opens into the principal reception room, the living room, which is a particularly impressive space, enjoying an attractive feature fireplace with inset fire, creating a warm and inviting focal point. The proportions allow for comfortable family seating and entertaining alike.

To the rear, the dining room is a wonderful size and is positioned adjacent is the well-appointed kitchen, fitted with a comprehensive range of solid wood units complemented by tiled splashbacks and generous work surfaces. There is space for appliances and a pleasant outlook over the countryside to the rear. The useful rear porch and utility room offer practicality

for everyday living and lead out to the courtyard to the right hand side of the property.

The ground floor continues to impress with three double bedrooms, one of which benefits from an en-suite shower room. A separate WC completes the ground floor layout, offering flexibility for guests or ground-floor living requirements.

To the first floor, the sense of space continues. A large landing leads to three further en-suite bedrooms, enjoying elevated views across the surrounding countryside as well as the family bathroom. The principal bedroom benefits from built in wardrobes creating a large dressing area.

Offering generous accommodation, six bedrooms, 5 bathrooms and extensive parking, this is a substantial and adaptable home that would suit a wide range of buyers seeking space both inside and out. Viewings highly recommended.

Outside the property there is gated access to the side, leading to the rear garden, which is a particularly appealing feature of the home. Predominantly laid to lawn, the garden enjoys a wonderful open outlook across neighbouring farmland, offering a real sense of space and privacy. The rural backdrop provides a peaceful setting, perfect for those seeking a quieter pace of life.

The garden offers excellent versatility, with ample space for outdoor dining, entertaining, children's play areas or further landscaping should a purchaser wish to enhance the space further. There is plenty of room for a patio or decking area, subject to preference, allowing buyers to truly make the most of the countryside aspect.

A useful timber shed provides additional storage, and the overall plot strikes a superb balance between manageable maintenance and generous outdoor space.

Altogether, the outside space complements the substantial accommodation perfectly, offering privacy, practicality and attractive views in equal measure.

**Services** - Mains Electricity, Water, Private drainage and oil fired central heating.

**Anti-Money Laundering** - 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 £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.





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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 75 C      |
| 55-68 | D             | 62 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## 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 upon entering Otterham Station the entrance to Otterham Garage Cottage will be located on the left hand side with a for sale board clearly displayed.

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.

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# 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)

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