



11 Penmelen  
Camelford  
PL32 9UH



**Guide Price - £435,000**



# 11 Penmelen, Camelford, PL32 9UH



A Stunningly Modernised and Extended Four-Bedroom Bungalow, Boasting Light-Filled Open-Plan Living, Stylish Finishes, and Versatile Accommodation Perfect for Contemporary Family Life and Entertaining

- Beautifully extended and modernised four-bedroom detached bungalow
- Stunning open-plan kitchen/dining space with central breakfast bar
- Recently fitted sleek kitchen with integrated appliances
- Bright and airy living room with bay-style window
- Separate utility room and practical entrance space
- Four well-proportioned and versatile bedrooms
- Impressive principal bedroom with modern ensuite
- Sliding and French doors providing excellent indoor-outdoor flow
- Contemporary finishes throughout including LED lighting and wood-style flooring
- Private parking and single garage
- Sunny rear garden with additional side garden space
- Ideal for modern living and entertaining
- Council Banding - D
- EPC - E



Boasting a stunning open-plan kitchen/dining space, stylish contemporary finishes throughout and versatile accommodation, this impressive home has been designed with modern living in mind—perfectly blending comfort, space and a sociable layout ideal for both everyday life and entertaining.

Step inside 11 Penmelen and you are immediately welcomed into one of the two extensions, cleverly designed to enhance both space and practicality. This initial entrance area provides the perfect spot for coats and shoes, setting a tidy and organised tone from the outset. To the left, a purpose-built utility room offers excellent storage for white goods, keeping the main living areas clutter-free.

Moving through, the property opens up into the main extension, an impressive open-plan kitchen and dining space that undoubtedly forms the heart of the home. Recently fitted, the sleek and modern kitchen features integrated appliances and a striking central breakfast bar, creating a natural hub for socialising. Stylish feature lighting and LED down lights add a contemporary edge, while the generous dining area allows ample space for entertaining.

Flooded with natural light from multi-aspect windows and complemented by sliding doors leading to the garden, this is a space perfectly designed for both everyday living and hosting.

Double glass doors lead seamlessly into the living room, offering a cosy yet spacious retreat. A bay-style window adds a touch of character, while modern finishes such as wood-style flooring, LED lighting and a sleek wall-mounted radiator give the room a luxurious feel—making it an ideal place to unwind in the evenings.

From here, an inner hallway guides you to the sleeping accommodation and family bathroom. The three additional bedrooms are all well-proportioned and filled with natural light, offering excellent flexibility to suit a variety of needs whether as bedrooms, a home office, playroom or hobby space. The family bathroom is finished to a high standard, featuring a large walk-in shower, LED mirror, WC and basin, all presented in a clean, modern style.

The principal bedroom is a standout feature, offering a generous space to relax. A sliding door provides direct access to the side of the property, adding a unique and practical touch. The ensuite is beautifully finished with floor-to-ceiling tiles, a walk-in shower with rainfall head, LED mirror, WC and basin, creating a stylish and private sanctuary. A frosted external door has also been incorporated, with future plans in mind for access to a hot tub area.

Externally, the bungalow continues to impress. Positioned centrally within its plot, it benefits from private parking along with a single garage ideal for storage. The rear garden enjoys a sunny aspect and provides a lovely space to relax or entertain, with side access leading to an additional lawned area bordered by mature shrubs and flowers.

Thoughtfully extended and beautifully modernised throughout, this bungalow offers a superb blend of style, comfort and practicality—making it a truly special home that must be viewed to be fully appreciated.



# Changing Lifestyles

Nestled on the northern edge of Camelford, Penmelen offers a tranquil, semi-rural setting while remaining within easy reach of the town's amenities.

The area is characterised by a mix of traditional Cornish cottages, modern homes, and pockets of open countryside, giving it a peaceful village feel with a strong sense of community.

Residents enjoy convenient access to local shops, schools, and leisure facilities in Camelford, with the town centre just a short walk or drive away. The surrounding countryside provides scenic walking and cycling routes, while the nearby Bodmin Moor and the North Cornwall coast offer further outdoor pursuits and breathtaking landscapes.

Penmelen's location strikes a perfect balance: it's quiet and sheltered, yet connected. Excellent transport links via the A39 make larger towns like Bodmin and Bude easily accessible, while the dramatic coastline of North Cornwall is only a short drive, making it ideal for those who want a countryside lifestyle without feeling isolated.



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.

Virtual Tour:



# Changing Lifestyles



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