



Bond
Oxborough
Phillips

Changing Lifestyles

14a Victoria Road

Camelford

PL32 9TH



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Guide Price - £335,000



Changing Lifestyles

01208 814055

14a Victoria Road, Camelford, PL32 9TH



Spacious Detached Bungalow with Extensive Workshop, Gardens, and Loft Potential in Elevated Camelford Location

- Detached three-bedroom bungalow set on an elevated plot
- Private driveway with parking for multiple vehicles
- Bright and spacious living room featuring a charming woodburning stove
- Modern fitted kitchen
- Light-filled sun room with triple aspect windows
- Three well-proportioned bedrooms
- Contemporary shower room plus separate utility room with additional W.C.
- Beautifully maintained gardens with patio, decked seating area and covered veranda
- Extensive triple garage/workshop space offering superb potential
- Council Banding - C
- EPC - D



Positioned on an elevated plot on the outskirts of Camelford, 14A Victoria Park is a beautifully presented three-bedroom detached bungalow offering spacious accommodation, privacy and a fantastic range of versatile outbuildings.

Set back along its own private driveway with parking for multiple vehicles, the property enjoys a tucked-away position while remaining within easy reach of the town's everyday amenities.

Stepping inside, you are welcomed into a bright and well-maintained home where the accommodation flows comfortably between the principal living spaces. The living room sits at the heart of the property, creating a warm and inviting environment with plenty of natural light.

A charming wood burning stove set upon a slate hearth with timber mantle provides a wonderful focal point, making the space ideal for relaxing throughout the year.

Moving through from the living room, the modern kitchen is well appointed with a range of contemporary floor and wall units providing excellent storage. Integrated appliances include a Neff electric double oven, AEG four-ring hob with extractor and Neff dishwasher, while thoughtful additions such as an instant hot water tap make everyday cooking both convenient and efficient.

The accommodation continues into the sun room, a wonderful addition to the home which enjoys triple-aspect windows and an elevated outlook across the front garden. Flooded with natural light, this versatile space could easily serve as a second reception room, reading room or home office, depending on the needs of the next owner.

Practicality is well considered, with a separate utility room providing space and plumbing for a washing machine and tumble dryer, along with worktop space and storage cupboards. The room also benefits from a low flush W.C. and vanity wash hand basin, adding further convenience.

The property offers three well-proportioned bedrooms, two of which are generous doubles with ample space for bedroom furniture and storage. The third bedroom is currently utilised as a home office, demonstrating the flexibility of the layout. Completing the internal accommodation is a modern shower room fitted with a large corner shower, vanity basin, W.C. and heated towel rail.

Externally, the property sits within beautifully maintained gardens, featuring well-tended flower and shrub borders, a patio area ideal for outdoor seating and a tucked-away decked area perfect for al fresco dining. Pathways run along both sides of the property leading to the rear garden where a covered veranda provides an additional sheltered area to relax.

A standout feature of the property is the impressive garages and workshops positioned at the rear of the plot. The extensive outbuilding offer exceptional versatility and would suit a variety of uses, whether as workshops, hobby spaces, vehicle storage, home offices or even potential annexe accommodation (subject to the necessary permissions). The unit benefits from power and lighting, making it highly functional and adaptable.

Combining spacious and well-presented living accommodation with exceptional workshop and garage facilities, this unique bungalow presents a rare opportunity for buyers seeking a versatile home with space to work, create or expand in a desirable North Cornwall location. Viewing is highly recommended to fully appreciate everything the property has to offer.



Changing Lifestyles

Set on the edge of Bodmin Moor in North Cornwall, Camelford is a historic market town offering a blend of countryside surroundings and convenient local amenities. The town provides a range of everyday facilities including independent shops, cafés, public houses, a supermarket, primary and secondary schooling, and healthcare services, making it a practical and well-served location for residents.

Camelford is ideally positioned for those who enjoy the outdoors, with the dramatic landscapes of Bodmin Moor close by, offering miles of scenic walking, cycling and wildlife. The town is also steeped in local history, with nearby sites such as Slaughterbridge, believed to be linked to the legendary Battle of King Arthur.

Despite its peaceful rural setting, Camelford remains within easy reach of the stunning North Cornwall coastline. Popular destinations including Tintagel, famous for its dramatic cliff-top castle and Arthurian legends, as well as the sandy beaches at Polzeath and the picturesque harbour village of Boscastle, are all a short drive away.

With its combination of historic character, access to open countryside and proximity to the coast, Camelford offers an appealing lifestyle for those seeking a quieter pace of life while remaining well connected to the wider North Cornwall area.



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



Floor 0 Building 1



Floor 0 Building 2

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.