



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Torridon  
Otterham  
Camelford  
Cornwall  
PL32 9SL

**Asking Price: £425,000 Freehold**



**Changing Lifestyles**

**01288 355 066**  
**bude@boproperty.com**



Torridon, Otterham, Camelford, Cornwall, PL32 9SL



- 3 BEDROOMS
- DETACHED BUNGALOW
- SPECTACULAR VIEWS OVER THE SURROUNDING COUNTRYSIDE
- REQUIRING MODERNISATION
- 1/5 ACRE PLOT
- TWO GARAGES
- AMPLE OFF ROAD PARKING
- NO ONWARD CHAIN
- EPC: TBC
- COUNCIL TAX BAND: D



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# Changing Lifestyles

**A spacious 3 bedroom detached bungalow requiring modernisation set in its own gardens approaching 1/5 acre in all with spectacular far reaching views over the surrounding countryside. Double glazed windows and oil fired central heating. Adjoining garage with detached garage and extensive level lawn gardens. No onward chain.**

**Torridon is located approximately 1/2 of a mile from the hamlet of Otterham lying only a short distance from the rugged North Cornish coastline. The popular coastal town of Bude famed for its many nearby areas of outstanding natural beauty and popular bathing beaches is some 14 miles and supports a comprehensive range of shopping, schooling and recreational facilities. Cornwall's ancient market town of Launceston is some 14 miles and provides a convenient access to the A30 trunk road which connects to Okehampton and the cathedral city of Exeter with its airport, intercity railway networks and motorway links. Other nearby popular beauty spots include Boscastle, Trebarwith Strand, Tintagel and Crackington Haven.**

**Entrance Porch** - Door to:

**Entrance Hall** - Useful built in storage cupboards. Built in airing cupboard housing hot water cylinder.

**Living Room** - 17'9" x 13'11" (5.4m x 4.24m)

Generous reception room with sliding door to front elevation and internal window to side elevation.

**Kitchen/Dining Room** - 20'11" x 11'5" (Max) (6.38m x 3.48m (Max))

Generous room with two large windows to the rear elevation enjoying impressive far reaching countryside views. Ample space for dining table and chairs with a kitchen area comprising a range of base and wall mounted units with work surfaces over incorporating 1 1/2 stainless steel sink drainer unit with mixer taps.

**Utility Area** - 9'10" x 6'5" (3m x 1.96m)

Base mounted units with work surfaces over incorporating stainless steel sink with mixer tap, space for oven with extractor hood over and window to rear elevation enjoying superb countryside views. Door to:

**Conservatory** - 10'2" x 7'6" (3.1m x 2.29m)

Windows to front and side elevation and double glazed French doors to side.

**Bedroom 1** - 12'8" x 11'6" (3.86m x 3.5m)

Double bedroom with built in wardrobes and window to rear elevation enjoying spectacular countryside views.

**Bedroom 2** - 13'10" x 10'5" (4.22m x 3.18m)

Double bedroom with built in cupboards and bow window to front elevation.

**Bedroom 3** - 8'1" x 7'9" (2.46m x 2.36m)

Built in cupboard bow window to front elevation.

**Bathroom** - 9'2" x 7' (2.8m x 2.13m)

Roll top freestanding bath with claw feet, mixer taps and shower attachment. Double enclosed shower cubicle with mains fed shower over, pedestal wash hand basin, low flush WC, opaque glazed windows to rear elevation.

**Outside** - The property is approached through 5 bar wooden double entrance gate over its own driveway/vehicle parking area providing access to the adjoining garage and detached garage. Extensive gardens principally laid to lawn surround the property enjoying superb panoramic countryside views to the rear elevation bordered by stock proof fencing.

**Adjoining Garage** - Up and over vehicle entrance door with window to side elevation and door to rear.

**Detached Garage**

**EPC** - Rating TBC.

**Council Tax** - Band D



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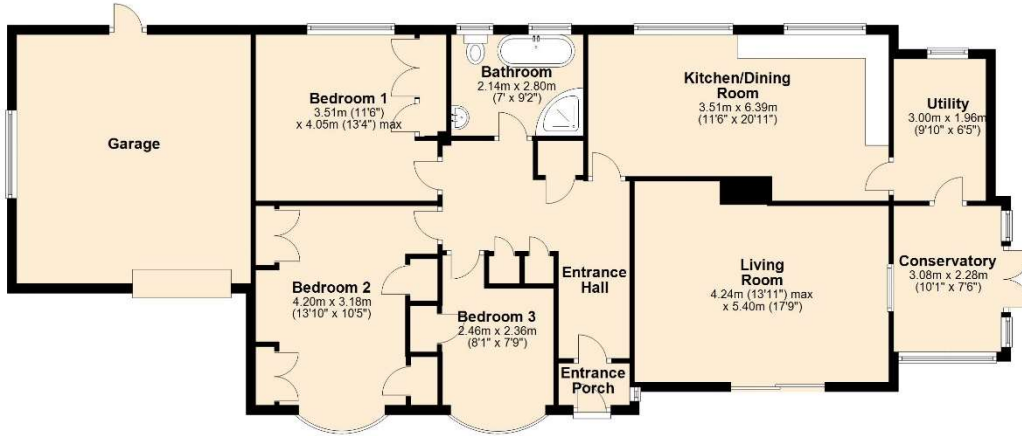
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**Ground Floor**  
Approx. 140.8 sq. metres (1515.6 sq. feet)



Total area: approx. 140.8 sq. metres (1515.6 sq. feet)

Bond Oxborough Phillips - Not to Scale  
Plan produced using PlanUp.

## Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01288 355 066 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.

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.

## Directions

From Bude proceed south on the A39 until reaching Otterham Station and take the left hand turning onto the B3262 towards Hallworthy whereupon Trade Winds will be found just after 1/2 a mile on the left hand side with a Bond Oxborough Phillips for sale sign clearly displayed.

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