



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

# Hendraburnick Cottage, Camelford, PL32 9SG



BRITISH  
PROPERTY  
AWARDS

2023



**GOLD WINNER**

ESTATE AGENT  
IN WADEBRIDGE  
& ROCK



## Guide Price - £950,000



# Hendraburnick Cottage, PL32 9SG



An increasingly rare opportunity to acquire a unique 4 bedroom detached family home sat on 11.70 acres of land.

- Impressive 4 Bedroom Detached Home
- Private Parking
- Large Kitchen / Living Room
- Recently Refurbished
- Air Source Heating
- Beautiful Grounds
- 6 Miles from Padstow
- Stable Block
- Sand school
- Large Garage
- Equestrian Land
- Freehold
- EPC - F
- Council Banding - D

Bond Oxborough Phillips is excited to present to the market the recently refurbished and utterly breathtaking Hendraburnick Cottage. This magnificent four-bedroom detached family home sits on an impressive 11.7 acres of land and boasts a private driveway with ample parking, outbuildings, a sand school, and much more. The opportunity to acquire such a rare gem should not be missed.

Upon entering this magnificent family home, one is greeted with a welcoming porch area that separates the property from its surroundings. The awe-inspiring living space that greets you contains a stunning fireplace that houses a wood burner, four double windows, and a convenient cupboard space for storing small items. The jaw-dropping tiles that line the ground floor give the property a modern feel while also providing practicality for country living. The large open plan dining and kitchen area provides ample space for entertaining, and the kitchen is a dream for any keen chef, complete with a beautiful oven, built-in fridge/freezer, and dishwasher. Larger white goods are neatly hidden away in the utility room, where you'll also find a convenient downstairs W/C and easy access to the rear of the property.

As you make your way upstairs, you'll discover four generously sized double bedrooms, each offering stunning views of the Cornish Countryside. The master bedroom features an ensuite and built-in wardrobe space, and all the bedrooms provide plenty of room for large furnishings. A large, modern family bathroom with a separate bath, shower, W/C, and basin completes this stunning second floor.

The external features of this property are just as impressive as the interior. The private gated entrance leads to a large driveway that runs alongside the 11.7 acres of land, providing a clear showcase of what makes this property so special. Four separate paddocks are included, each with its own gates. Equestrian lovers will be delighted to find a large sand school, a stable block containing five stables and a large concrete block-constructed garage offering ample storage space. The property is surrounded by a private front and rear garden, offering further privacy for its lucky owner. To top it all off, a barn with two rooms could be converted into a private annex or even a second dwelling. Words cannot do justice to the splendor of Hendraburnick Cottage, and a viewing is highly recommended to appreciate this stunning home fully.



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# Changing Lifestyles



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Floor 0 Building 1



Floor 1 Building 1

## Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01837 500600 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.