



Bond
Oxborough
Phillips

Changing Lifestyles

Little Meadow,
Dark Lane
PL32 9UQ



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £595,000



Changing Lifestyles

01208 814055

Little Meadow, Dark Lane, Camelford, PL32 9UQ



Sat proud on the ever popular street of Dark Lane, Camelford sits a fabulous five bedroom detached home, with generous living space throughout..

- Impressive Detached Modern Home
- Family Bathroom & Master En-Suite
- Stunning views
- Spacious Kitchen, Living and Dining area
- Large Sunroom
- 5 Double Bedrooms
- Private Rear Garden
- Off-Road Parking
- Large Garage
- Popular Location
- Green House
- Outdoor Kitchen Area
- Expansive Decked Area
- Council Banding - D
- EPC - E



Bond Oxborough Phillips is thrilled to present to the market the charming and contemporary Little Meadow, a splendid five/six bedroom family home situated in the lively North Coast town of Camelford. Do not miss out on this exceptional and rare opportunity to view this spectacular home.

As soon as you step inside this pristine property, you are greeted by a hallway leading to an awe-inspiring open-plan kitchen, dining, and living area. The kitchen boasts modern appliances such as an integrated fridge and freezer, a double oven with a large electric hob, and an integral dishwasher, making it the perfect space for culinary pursuits. A spacious sunroom sits majestically at the back of the property, showcasing breathtaking views of the surroundings, which you can enjoy while basking in the warm sunshine of summer days. It also doubles as an excellent dining room. A snug area follows after the kitchen, which highlights the versatility of this home, with a wood burner creating a relaxing space. Alternatively, it can also house a dining table fit for a large family. The large lounge, accessed via a set of double doors, showcases stunning views through a set of bi-fold doors, allowing plenty of natural light to flood the space and illuminating the room. It is an expansive family area with ample space for any size of furnishings. Additionally, the ground floor features a room currently set up as a home gym, which could potentially serve as a ground floor bedroom or even a home office, a modern downstairs W/C is also included alongside some handy storage cupboards.



Moving to the upper level, five double bedrooms await along with a grand hallway space. The three rear-facing bedrooms offer magnificent views across the picturesque Cornish countryside. The large master bedroom comes complete with ample built-in wardrobe space and a well-crafted dressing table, while the recently fitted en-suite adds to its appeal. The top floor is completed by a family bathroom featuring a bath with a shower unit, an LED mirror, a W/C, and a basin.

Externally, Little Meadow is simply splendid. The property boasts a large driveway providing ample parking space at the front, while a sizable lawn area creates a good distance between the property and the street. Side access is also available around the property, which leads to the rear tiered garden. An incredible outdoor kitchen has been installed, creating the perfect spot for evening entertainment, where you can picture family and friends enjoying the warm summer nights. A large raised decking wraps around the rear of the property, further adding to the outdoor experience. The landscaped rear garden boasts tiers, providing various spaces to enjoy, and a large greenhouse is included, catering to green-fingered enthusiasts.

In conclusion, we highly recommend viewing this stunning home to appreciate its many features, as it truly is a rare opportunity to own such a magnificent property.

Changing Lifestyles



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.

Scan here for our Virtual Tour:





Floor 0



Floor 1

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.

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.