



Bond
Oxborough
Phillips

Changing Lifestyles

Roughtor View
Slaughterbridge
PL32 9TZ



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £665,000



Changing Lifestyles

01208 814055

Roughtor View, Slaughterbridge, PL32 9TZ



Set on the North Coast sits a fabulous five bedroom detached modern home, with generous living space throughout..

- Impressive Detached Modern Home
- 5 Bedrooms & 3 Private Ensuites
- Integral Double Garage
- Large Open Plan Kitchen/Dining & Living Room
- Stunning views of Roughtor
- Air Source Heating, Solar Panels & Triple Glazing!
- Private Rear Garden
- Off-Road Parking For Multiple Vehicles
- Popular Coastal Location
- Chain Free!
- Council Banding - F
- EPC - B



Roughtor View is an exquisite, modern 5-bedroom detached family home situated just off the stunning North Cornwall coast.

Upon entry, you are welcomed into a stylish and contemporary porch that sets the tone for the entire property. To the left, a convenient cloakroom provides a perfect spot to store outdoor wear, while a modern downstairs W/C is positioned directly opposite, adding to the overall convenience and thoughtful design of this remarkable home.

At the heart of the property lies the impressive open-plan kitchen, dining, and living space. This breathtaking room features a fresh and airy design, with expansive windows and bi-fold doors that fill the space with natural light. Sleek tiled flooring and LED lighting add to the contemporary feel. The kitchen itself is fitted with high-end, modern appliances and ample worktop space, featuring a bespoke design with a sociable breakfast bar that makes it ideal for family gatherings and entertaining guests. The versatile living and dining area can be easily adapted to suit individual needs, with the current owners cleverly incorporating a study area into the space.

From the kitchen, there is access to a large double garage with electronically operated roller doors, providing secure parking for two vehicles.

The first floor offers four generous double bedrooms, each designed with comfort in mind. Two of the bedrooms benefit from private en-suites, adding a touch of luxury to this family home. The main bedroom on this floor is a highlight, with a stunning feature window that enhances the space. The family bathroom features a large walk-in shower, separate bath, an anti-mist LED mirror, and floor-to-ceiling tiles that add a luxurious touch.

The top floor is dedicated to the master suite, a spacious retreat with a feature window offering breathtaking views of the Cornish countryside and the iconic Roughtor. Velux windows flood the room with natural light, and the space easily accommodates any size bed and furnishings. The master en-suite is equally impressive, with a large walk-in shower, separate bath, his and hers sinks, and an LED de-misting mirror.

Outside, Roughtor View is set on a well-appointed plot, featuring parking for multiple vehicles, side access to the private rear garden, and a spacious patio area perfect for alfresco dining. The property's location near the coast allows for easy access to beautiful beaches, while the nearby countryside offers stunning scenery and outdoor adventures.

A viewing is highly recommended to truly appreciate the quality, style, and location of this stunning modern home.



Changing Lifestyles

Slaughterbridge is a historically significant site located near the town of Camelford in North Cornwall. The area is steeped in legend, particularly connected to the stories of King Arthur and the Battle of Camlann, which some sources suggest took place near the site.

The site is nestled in the picturesque Camel Valley, with the River Camel flowing nearby, adding a serene contrast to the area's turbulent history. Slaughterbridge is surrounded by lush, rolling hills and a patchwork of farmland that typifies the Cornish countryside. It's only about 6 miles (10 kilometers) from the rugged North Cornwall coast, making the dramatic cliffs and sweeping beaches of the Atlantic Ocean easily accessible. The nearby coastline, with places like Trebarwith Strand and Bossiney Haven, offers stunning vistas and is popular for coastal walks, surfing, and exploring the area's natural beauty.

Slaughterbridge provides a compelling mix of history, myth, and scenic landscape, inviting visitors to explore both the stories and natural beauty of the region.



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:



Changing Lifestyles



Floor 0



Floor 1



Floor 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.

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.