



Bond
Oxborough
Phillips

Changing Lifestyles

18 Farriers Green
Camelford
PL32 9QY



BRITISH
PROPERTY
AWARDS

2023

★★★★★

GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £175,000



Changing Lifestyles

01208 814055

18 Farriers Green, Camelford, PL32 9QY



Set in the heart of Farriers Green sits a fabulous two bedroom terraced home, with generous living space throughout..

- Impressive Terraced Modern Home
- Family Bathroom
- Open Plan Kitchen & Living Room
- Downstairs W/C
- Private Rear Garden
- Private Parking
- Popular Town Location
- Council Banding - B
- EPC - C



Introducing 18 Farriers Green, a delightful residence offering both comfort and convenience in a highly desirable location. Featuring two spacious double bedrooms and a secluded rear garden, this property presents an unmissable opportunity for discerning buyers.

As you step inside, you're greeted by a welcoming hallway, perfect for shedding coats and shoes. Adjacent to the hallway is a convenient downstairs WC, adding a touch of practicality to the home. The heart of the house lies in the spacious open-plan living and kitchen area, ideal for relaxed evenings with family and friends. The kitchen boasts ample cupboard space, along with essential appliances including an oven and electric 4-point hob. There's also room for a fridge freezer, ensuring your culinary needs are well catered for. The living area offers plenty of space for large furnishings and features double doors that open onto the rear garden, seamlessly blending indoor and outdoor living. A handy under stair storage cupboard provides additional space to keep things tidy.



Upstairs, you'll find two generously sized double bedrooms, each offering comfortable retreats for rest and relaxation. A well-appointed family bathroom completes the first floor, featuring a bath with shower unit, basin, and WC.

Externally, the property benefits from a private rear garden, providing a peaceful outdoor space to enjoy dining or simply soak up the sunshine. Rear access is available via a pathway, adding to the convenience. Additionally, private parking near the property ensures hassle-free arrivals and departures.

With its inviting living spaces, practical amenities, and outdoor relaxation areas, 18 Farriers Green presents an ideal opportunity to embrace modern living in a desirable location.

Changing Lifestyles

Nestled in the northeast of Cornwall, Camelford is a timeless town where history and nature intertwine harmoniously. Its narrow streets wind past charming cottages adorned with colorful blooms, while the rugged backdrop of Bodmin Moor sets a dramatic scene.

At the heart of Camelford lies its historic market square, bustling with cozy pubs, inviting cafes, and quaint shops. Here, locals gather, and visitors explore, immersing themselves in the town's rich heritage. Nearby, the North Cornwall Museum offers a glimpse into Camelford's fascinating past, from ancient legends to modern times.

Surrounded by breathtaking scenery, Camelford is a paradise for outdoor enthusiasts. Hiking trails traverse the windswept moors, offering panoramic views of the rugged terrain and ancient landmarks like Arthur's Stone. Beyond the town, the stunning coastline, lush woodlands, and awe-inspiring vistas of North Cornwall await exploration.

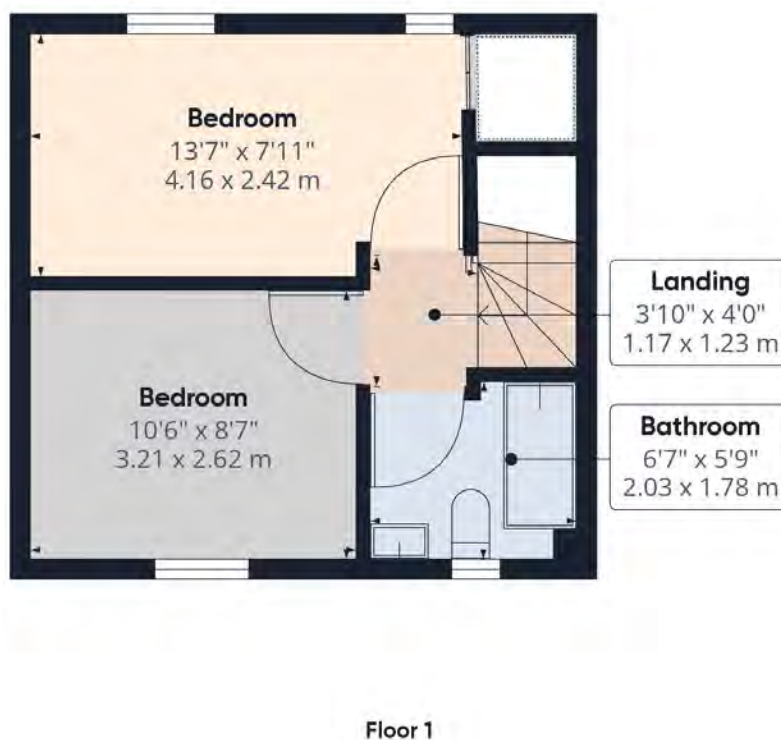
Whether you're captivated by its history, enchanted by its natural beauty, or simply seeking solace in its tranquil surroundings, Camelford promises an unforgettable experience for all who visit.



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:





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.

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