

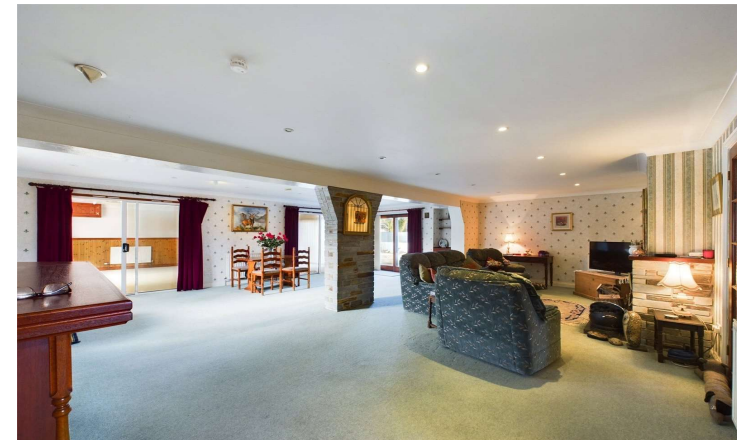


Bond  
Oxborough  
Phillips

*Changing Lifestyles*

1 Belah Meadows  
Otterham  
Camelford  
Cornwall  
PL32 9WH

**Asking Price: £435,000 Freehold**



Changing Lifestyles

01288 355 066  
[bude@boproperty.com](mailto:bude@boproperty.com)

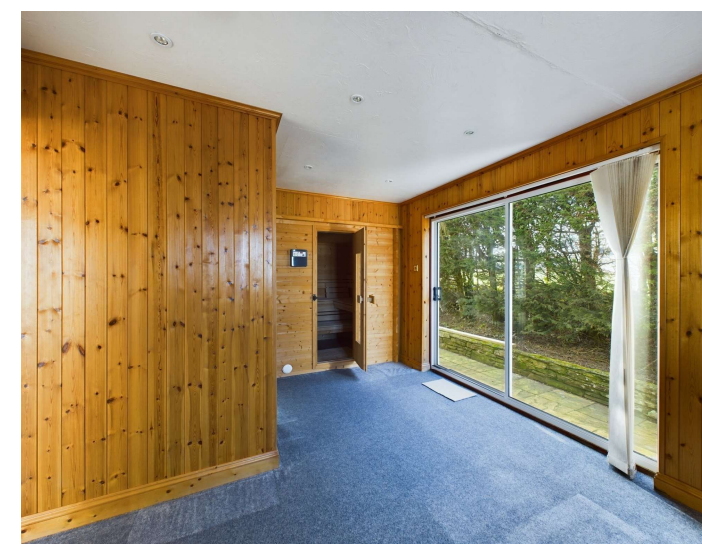
# 1 Belah Meadows, Otterham, Camelford, Cornwall, PL32 9WH



- 5 BEDROOMS (3 ENSUITE)
- 2 RECEPTION ROOMS
- VERSATILE AND SPACIOUS ACCOMMODATION THROUGHOUT
- DETACHED RESIDENCE
- GENEROUS 1/4 OF AN ACRE PLOT
- EXTENSIVE OFF ROAD PARKING
- LARGE ENCLOSED REAR GARDENS
- LOCATED 10 MINS FROM THE NORTH CORNISH COAST
- EPC: E
- COUNCIL TAX BAND: D



**A generous detached bungalow measuring 226sqm in total comprising 2 reception rooms, kitchen, utility, 5 bedrooms (3 ensuite) and double garage situated at the end of a drive offering spacious and versatile accommodation throughout located 10 minutes from the North Cornish coast. The property occupies a generous plot approaching 1/3 an acre, offering extensive off road parking alongside a large front garden, patio area to rear and a useful detached office/studio. the property would be perfect as a large family home or for multi generational living. Virtual tour available upon request. EPC E. Council Tax Band D.**



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Belah Meadows is a small private road of individually designed and built properties tucked away off the A39 at Otterham Station. Otterham Station itself is a small hamlet on the A39 between Bude and Camelford.

The North Cornish coast is just 5 miles away with its fantastic coastal path and other nearby picturesque beauty spots including Tintagel, Boscastle, Roughtor, Summerleaze, Crooklets, Sandymouth, Northcott, dog friendly Blackrock Beach Widemouth Bay beaches and a bit further afield the Camel Trail and Padstow. The town of Camelford is approximately 5 miles in a southerly direction and the coastal town of Bude is some 12 miles in a northerly direction offering a more comprehensive range of shopping, schooling and recreational facilities. The property is just off the A39 road with Launceston located only 10 miles away serving as the gateway to Cornwall and the A30 linking the Cathedral cities of Exeter and Truro.



# Property Description

**Entrance Hall** - Useful built in cupboards.

**Kitchen** - 11'7" x 9' (3.53m x 2.74m)

A fitted range of base and wall mounted units with work surfaces over incorporating an inset sink, built in electric hob with extractor hood over, oven and integral fridge freezer. Window to front elevation. Door to Utility Room. Leads to:

**Living Room** - 27'6" x 12'6" (8.38m x 3.8m)

Generous reception area with open fire and stone surround with additional living space (24'3" x 10'5"). Window to side elevation and sliding door to rear courtyard garden. Internal sliding doors to:

**Dining Room** - 24'3" x 18' (7.4m x 5.49m)

Spacious dining area with sliding doors to side elevations. Door to:

**Bedroom 5** - 17'9" (5.4) (Max) x 10'9" (3.28) (Max)

Double bedroom with sliding doors to rear elevation. Door to Sauna room (7' x 6'2).

**Ensuite** - Enclosed shower cubicle, pedestal wash hand basin and low flush WC. Window to side elevation.

**Utility Room** - Dual aspect room with base and wall mounted units incorporating inset sink, space and plumbing for washing machine and tumble dryer. Doors to front and rear elevation.

**Bedroom 1** - 15'1" x 14'8" (4.6m x 4.47m)

Double bedroom with dual aspect windows to side elevations and built in wardrobe.

**Ensuite Bathroom** - Panel bath, WC and wash hand basin. Window to side elevation.

**Bedroom 2** - 14'9" x 10'8" (4.5m x 3.25m)

Double bedroom with built in wardrobe and window to rear elevation.

**Ensuite** - Enclosed shower cubicle, low flush WC, pedestal wash hand basin.

**Bedroom 3** - 14'8" x 13'2" (4.47m x 4.01m)

Double bedroom with wash hand basin, built in cupboard and window to rear elevation.

**Bedroom 4** - 14'7" x 9'8" (4.45m x 2.95m)

Double bedroom with wash hand basin and window to front elevation.

**Bathroom** - 6'1" x 5'9" (1.85m x 1.75m)

Panel bath, WC, pedestal wash hand basin and window to front elevation.

**Outside** - Entrance driveway with ample off road parking area and access to the double garage. Front garden laid principally to lawn with a variety of flower beds and mature shrubs. Pedestrian access to the side of the residence leads to a large courtyard garden area laid to patio with greenhouse and a detached office/studio with power and light connected.

**Services** - Mains electric, water and drainage. Oil fired central heating.

**EPC** - Rating E

**Council Tax** - Band D

Mobile Coverage		Broadband	
EE	●	Basic	22 Mbps
Vodafone	●		
Three	●		
O2	●		
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		
Virgin	✗		



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>68</b>
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Directions

From Bude town centre proceed out of the town turning right at Bude Service station into King's Hill and upon reaching the A39 turn right sign posted Camelford. Continue for approximately 12 miles through Wainhouse Corner, continuing past Cansford Quarry and continue into Otterham Station where after a short distance take a left hand turn signposted Belah Meadows and continue towards the end of the lane and follow round to the right whereupon the entrance drive leading to 1 Belah Meadows will be found on your right hand side with a Bond Oxborough Phillips for sale board clearly displayed.

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.

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We are here to help you find  
and buy your new home...

34 Queen Street  
Bude  
Cornwall  
EX23 8BB  
Tel: 01288 355 066  
Email: [bude@bopproperty.com](mailto:bude@bopproperty.com)

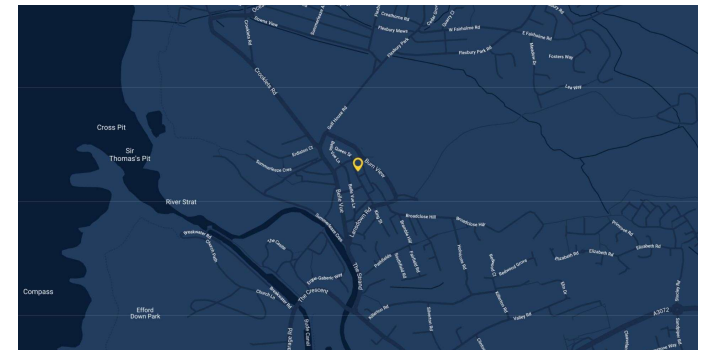
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please contact us today on 01288 355 066 to  
speak with one of our expert team who will be able  
to provide you with a free valuation of your home.

Please do not hesitate to contact  
the team at Bond Oxborough  
Phillips Sales & Lettings on

**01288 355 066**

for a free conveyancing quote and  
mortgage advice.



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