



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Sparrows  
Marshgate  
Camelford  
Cornwall  
PL32 9YN

**Asking Price: £485,000**

**Freehold**



**Changing Lifestyles**

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**bude@bopproperty.com**



Sparrows, Marshgate, Camelford, Cornwall, PL32 9YN

- 4 BEDROOMS (1 ENSUITE)
- OFFICE/STUDY ROOM
- DETACHED RESIDENCE
- SPACIOUS AND VERSATILE ACCOMMODATION THROUGHOUT
- PLOT APPROACHING 1/5 AN ACRE
- VIEWS OVER SURROUNDING COUNTRYSIDE
- WALKING DISTANCE OF VILLAGE SHOP
- SHORT DRIVE TO CRACKINGTON HAVEN AND BOSCASTLE
- EPC: E
- COUNCIL TAX BAND: D



An exciting opportunity to acquire a superbly presented 4 bedroom (1 ensuite) detached residence occupying a large plot approaching 1/5 an acre with wonderful views over open countryside and is perfectly placed near the Atlantic highway and local village store. Popular local destinations Crackington Haven and Boscastle are only a short drive away with Bude and Widemouth Bay located some 12 miles away. The property offers spacious and versatile accommodation throughout with generous enclosed gardens, useful workshop/store rooms and entrance driveway providing extensive off road parking for vehicles. Virtual tours also available by appointment.



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The property enjoys a pleasant position in the tranquil North Cornish village of Marshgate, which between them offer a useful range of local village amenities including Otterham Primary School only 500m away from the residence, Public House, Post Office/General Stores, Places of Worship and New Village Hall, a village pub is located in the neighbouring hamlet of Tresparrett only 1/2 a mile from the property. Less than 3 miles from Boscastle and within 2 miles of some of the best of North Cornwall's beaches, this property is ideally placed for holidays and surfing pursuits. The coastal resort of Bude famed for its many nearby areas of outstanding natural beauty and popular bathing beaches is some 12 miles distant providing an extensive range of shopping, schooling and recreational facilities. The town of Launceston, being Cornwall's ancient Capital is some 14 miles and provides a convenient link to the A30 Trunk Road, which connects in turn to Okehampton and the Cathedral city of Exeter with its intercity railway network, airport and motorway links.





# Property Description

**Entrance Hall** - Large entrance hall with staircase leading to first floor landing.

**Lounge/Dining Room** - 26' x 16'1" (7.92m x 4.9m)

A light and airy reception room with feature fireplace with slate fire surround fitted multi fuel burner and slate hearth. Ample space for dining table and chairs. Window and Bifold doors to front elevation overlooking the landscaped gardens. Door to Office/Study.

**Kitchen/Breakfast Room** - 15'2" x 13'9" (4.62m x 4.2m)

An impressive dual aspect room with fitted kitchen comprising a range of base and wall mounted units with solid wood work surfaces over incorporating inset ceramic 1 1/2 sink drainer unit with mixer tap, recess for range style cooker with Rangemaster extractor hood over and integrated dishwasher. Built in utility cupboard with space and plumbing for washing machine. Door to side elevation.

**Bedroom 3** - 13'2" x 9'8" (4.01m x 2.95m)

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

**Bedroom 4** - 9'3" x 7'11" (2.82m x 2.41m)

Window to side elevation.

**Bathroom** - 9'9" x 5'9" (2.97m x 1.75m)

Enclosed shower cubicle with electric shower over, panel bath with mixer taps, low flush WC, vanity unit with wash hand basin, heated towel rail and window to side elevation. Built in cupboard housing pressurised hot water cylinder.

**Office/Study** - 12'1" x 7'2" (3.68m x 2.18m)

Window and door to rear elevation.

**First Floor Landing** - Spacious landing area with Velux skylight and fitted blind.

**Bedroom 1** - 15'8" x 15' (4.78m x 4.57m)

Generous double bedroom with window to rear elevation enjoying views over the surrounding countryside. Velux skylights with fitted blinds.

**Ensuite** - 8'9" x 3' (2.67m x 0.91m)

Enclosed shower cubicle with mains fed drench style shower over, vanity unit with inset wash hand basin, low flush WC.

**Bedroom 2** - 15'8" x 13'9" (4.78m x 4.2m)

Large double bedroom with window to front elevation.

**Family Bathroom** - 9' x 8'11" (2.74m x 2.72m)

Panel bath with mixer tap and mains fed shower over, enclosed shower cubicle with mains fed drench style shower over, vanity unit with inset wash hand basin, heated towel rail. Velux Skylight.

## Changing Lifestyles

**Outside** - The residence is approached via a roadside layby which provides extra parking and access to the tarmac driveway with ample off road parking. Pedestrian gate leads to the enclosed gardens laid principally to lawn with a raised patio area adjoining the residence providing a sunny spot perfect for al fresco dining. Access to the side of the residence leads to a useful workshop outbuilding with a paved path leading to the rear of the dwelling which borders a stream and another useful outbuilding currently used as a store room.

**Workshop** - 20'1" x 10'4" (6.12m x 3.15m)

Window and door to the front, power and light connected.

**Store Room** - 9'10" x 9'8" (3m x 2.95m)

Window to the rear overlooking the fields, power and light connected, adjacent log store.

**EPC** - Rating E.

**Council Tax** - Band D

### Mobile Coverage

EE  
Vodafone  
Three  
O2



### Broadband

Basic  
Ultrafast

7 Mbps  
1000 Mbps

### Satellite / Fibre TV Availability

BT  
Sky  
Virgin





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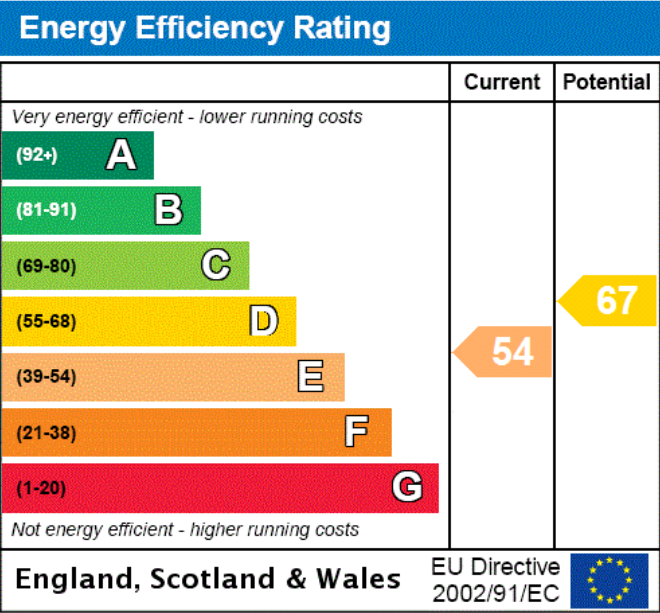


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Directions

From Bude town centre proceed out of the town towards Stratton turning right in Kings Hill opposite Bude Service Station. Upon reaching the A39 turn right sign posted Camelford and continue for approximately 10 miles, pass through Wainhouse Corner and continue past Cansford Quarry rising up the long gradient and take the next right hand turning signposted Marshgate. Continue into the village past the village hall and upon reaching the T-junction turn right whereupon the entrance driveway leading to Sparrows 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.

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

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