



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

85B Beechwood Drive  
Camelford  
PL32 9NB



BRITISH  
PROPERTY  
AWARDS

2023

★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN WADEBRIDGE  
& ROCK



**Guide Price - £340,000**



Changing Lifestyles

01208 814055



# 85B Beechwood Drive, Camelford



## Stunning Three-Bedroom Linked-Detached Home in Camelford

- Impressive Linked- Detached Modern Home
- Three Bedrooms
- Family Bathroom
- Private Rear Garden
- Off-Road Parking and Garage
- Immaculate Finish
- Open Plan Kitchen/ Diner
- Popular Town Location
- EPC - D
- Council Banding- C



Nestled in the desirable Beechwood Drive, Camelford, this immaculate three-bedroom linked-detached home offers an elegant blend of modern living and timeless comfort. Designed with a bright and contemporary interior, this property is perfect for families or professionals seeking style, space, and practicality.

Upon entry, you are welcomed into a spacious hallway that leads to a beautifully designed open-plan kitchen and dining area. The sleek, modern kitchen features some integrated appliances, generous storage, and stylish countertops, making it ideal for both everyday use and entertaining. The dining area flows effortlessly into a stunning newly built sunroom, bathed in natural light and featuring floor-to-ceiling bi-fold doors that fully open to the private garden, perfect for seamless indoor-outdoor living. For those seeking a more intimate space, the property also boasts a separate cosy living room, perfect for relaxing evenings or family gatherings. With its warm ambiance, this inviting space offers a comfortable retreat, away from the open-plan areas. The ground floor also benefits from a convenient WC for added practicality.

Upstairs, the home continues to impress with three well-proportioned bedrooms. The master bedroom features a walk-in wardrobe, providing both style and functionality. The additional two bedrooms offer versatility, ideal as guest rooms, children's bedrooms, or even a home office. A beautifully designed modern family bathroom completes this floor, equipped with high-end fixtures and sleek contemporary finishes. Externally, the property boasts private parking leading to a single garage, ensuring secure parking and additional storage. The front garden adds to the home's curb appeal, while the fully enclosed rear garden offers a peaceful and private space, perfect for outdoor relaxation, entertaining, or family activities.

This exceptional home must be seen to be truly appreciated. Early viewings are highly recommended to experience its unique charm and high-quality finish.



# Changing Lifestyles

Camelford is a charming and historic market town nestled in the picturesque countryside of North Cornwall. Steeped in legend and surrounded by rolling hills, rugged moorland, and scenic riverbanks, it offers a perfect blend of natural beauty and rich heritage. Often associated with the tales of King Arthur due to its proximity to Tintagel, Camelford boasts a welcoming community, quaint streets lined with independent shops, traditional pubs and nearby award winning farm shop cafes. The town is ideally situated for exploring both the stunning North Cornish coastline and the breathtaking landscapes of Bodmin Moor, making it a sought-after location for nature lovers, outdoor enthusiasts, and history buffs alike. With excellent local amenities, good transport links, and a peaceful yet vibrant atmosphere, Camelford provides an idyllic setting for those seeking a balance between rural charm and modern convenience.



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.

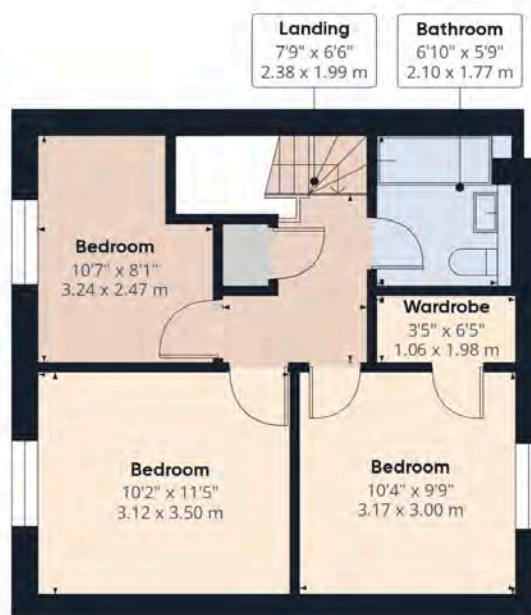
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Floor 0



Floor 1

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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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