



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Greenacres  
Camelford  
PL32 9UQ



BRITISH  
PROPERTY  
AWARDS

2025

★★★★★

**GOLD WINNER**

ESTATE AGENT IN  
WADEBRIDGE & ROCK



**Starting BID - £260,000**



Changing Lifestyles

01208 814055

# Greenacres, Camelford, PL32 9UQ



A Beautifully Presented 2-Bed Bungalow on Dark Lane, Boasting Stunning Panoramic Views Across the Picturesque Countryside of Camelford...

- Impressive Detached Bungalow
- Recently Fitted Modern Family Bathroom
- Stunning views over Camelford
- Spacious Kitchen/Dining Room
- Practical Integral Single Garage
- Private Large Plot
- Off-Road Parking for Multiple Vehicles
- Popular Town Location
- 10 Minute Drive to the Coast!
- 2 Double Bedrooms with Built-in Storage
- Solar Panels Included
- Chain Free!
- Council Banding - E
- EPC - C



A rare opportunity to own a beautifully presented 2-bedroom detached bungalow, situated in an elevated position on Dark Lane in the charming town of Camelford.

With stunning views across the town and towards the iconic Roughtor, this property offers a peaceful retreat with the convenience of local amenities and the Cornish countryside on your doorstep.

Upon entering, you are welcomed into a spacious porch, complete with a newly fitted front door, providing the perfect place to shed any outerwear after a day of exploring. Leading from the porch, you step into a large hallway with high-quality wooden flooring that runs throughout the property, creating a seamless flow.

To the right of the hallway, a convenient W/C is located, ideal for guests or everyday use. Further along, you will find the expansive dining and kitchen area. The dining space is large enough to accommodate a sizable dining table, perfect for family gatherings, with easy access to the rear private garden via a rear door. The kitchen itself is a chef's dream, featuring a sleek, modern design with ample cupboard and worktop space, complemented by energy-efficient LED lighting. A door from the kitchen leads to the integral single garage, providing useful space for storing white goods or additional storage.

Next, the property opens into a breathtaking living room, where a large bay window showcases some truly stunning views over the town and beyond. With the property's elevated position, you can even catch a glimpse of the famous Roughtor, one of Cornwall's most well-known landmarks. The living room is generously sized, offering plenty of room for large furnishings, and is further enhanced by an open fireplace set in a slate surround, with potential for a wood-burning stove in the future.

Down the hallway, you'll find two spacious double bedrooms, both offering built-in storage for added convenience. The master bedroom is a standout feature of the property, offering incredible countryside views, as well as direct access to the family bathroom. This creates a convenient Jack and Jill setup, providing privacy and easy access from both the master bedroom and the hallway.

The modern family bathroom is generously sized, featuring a separate bath, shower, W/C, and basin. This space has been thoughtfully designed to offer both comfort and luxury, making it perfect for a growing family.

Externally, Greenacres sits on a 0.26-acre plot and offers a unique drive-in, drive-out driveway, providing ample space for multiple vehicles. The large, sloped rear garden offers the perfect space to enjoy the Cornish weather, with side access around both sides of the property.

With its scenic views, modern finishes, and excellent potential, Greenacres presents an ideal opportunity for those looking for a peaceful yet well-connected home in the heart of Cornwall.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

# Changing Lifestyles

Camelford is a picturesque market town located in the heart of North Cornwall, surrounded by an area of outstanding natural beauty. Steeped in history, the town is closely associated with the legend of King Arthur, with nearby Tintagel Castle just a short drive away. Known for its stunning landscapes, Camelford offers an array of scenic countryside views, from rolling hills and lush valleys to rugged moorlands and tranquil rivers. The town itself is a charming blend of traditional Cornish architecture and modern conveniences, with a selection of local shops, cafes, and amenities, all adding to its warm and welcoming atmosphere.

With its excellent transport links, Camelford is perfectly positioned for those wishing to explore both Cornwall's stunning coastline and its rich countryside. The nearby North Cornwall coast offers beautiful beaches, dramatic cliffs, and coastal paths ideal for walking and exploring. The town is also within easy reach of Bodmin Moor, a haven for outdoor enthusiasts. Whether you're seeking a quiet, rural retreat or easy access to outdoor adventures, Camelford provides a peaceful and well-connected base for enjoying all that this stunning part of Cornwall has to offer.



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.

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.