



Middle Trefrew Farm

Trefrew, Camelford, Cornwall, PL32 9TR

KIVELLS

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£350,000 Guide Price

Stunning three bedroom semi-detached cottage

Well maintained large gardens with orchard

Spacious living accommodation

Would benefit from modernisation

A tranquil rural location, yet walking distance to town

Off street parking for three or more cars



Situation...

Camelford offers a full range of social, commercial and shopping facilities together with primary school, secondary school and supermarket. Within easy walking distance of the property is the main leisure recreation space within the town with its pretty riverside park. In all directions from Camelford there is scenery of outstanding natural beauty.

To the north are stunning stretches of the rugged Cornish coastline featuring family beaches such as Tregardock, Trebarwith, Bossiney, Crackington and Widemouth Bay, all linked by superb National Trust cliff scenery and the gorgeous South West Coast Path. To the west is the coveted estuarine scenery of the Camel Estuary flanked by Padstow, Rock and Polzeath with surfing, sailing and other water activities.

To the south are the wide open spaces of Bodmin Moor ideal for walking and riding with close easy access to the stunning scenery around Roughtor and Brown Willy, Cornwall's highest Tors. To the east is the hidden charm of the Tamar Valley steeped in 17th Century mining history and emptying out into Plymouth Sound with all its yachting activities.

Middle Trefrew Farm offers a wonderful opportunity to acquire a charming period cottage, full of original features and set within large private, mature gardens in the picturesque North Cornish countryside.



The property provides generous accommodation arranged over two floors, with slate and wooden floors, exposed beams, and feature fireplaces. The property also benefits from recently installed uPVC double glazing throughout. The ground floor comprises a welcoming entrance hall, traditional kitchen, breakfast room, traditional lounge, dining room, downstairs cloakroom and sunroom (in need of replacement). On the first floor, there are three well-proportioned bedrooms and a spacious family bathroom. The property enjoys excellent natural light and delightful views over the surrounding gardens. Outside the property has parking for several vehicles, a stone-built shed providing useful storage and greenhouse. The property boasts beautifully landscaped gardens which wrap around the side and rear aspects. The gardens are chiefly laid to lawn and include mature monkey puzzle tree, shrubs, perennials, and a productive orchard. Superb period country retreat in need of modernisation which must be viewed to be fully appreciated.

Accommodation

ENTRANCE HALL

Solid timber door. Vinyl floor, sliding door into downstairs W.C. and access into the kitchen with stairway leading to the first floor.

DOWNSTAIRS CLOAKROOM

Double glazed opaque window facing the side aspect. Close coupled WC. and wall mounted handwash basin with hot and cold taps over.

KITCHEN

Double glazed windows to the front and side. Vinyl floor, base and eye level units with inset stainless steel sink and drainer with hot and cold taps. Roll top work surface and feature exposed stone wall.

BREAKFAST ROOM

Double glazed window to the side. Rayburn with tiled splash back, slate floor, exposed wooden beams and hatch through to lounge.

LARDER

Double glazed window to the front. Slate floor, slate worktop and granite posts, exposed wooden beams.

DINING ROOM

Double glazed window to the rear. Slate floor, log burner with slate hearth and exposed wooden beams.

LOUNGE

Double glazed window to the side. Wooden floors, open fire with slate mantel and hearth, exposed wooden beams and hatch into breakfast room. Door into:-

GARDEN ROOM

In poor condition and in need of replacement. Wooden windows to three sides. Solid floor. Door into:-

HALLWAY

Carpeted and under stair storage.

FIRST FLOOR LANDING

Double glazed window to the front. Carpeted flooring throughout.

BEDROOM ONE

Double glazed window to the side and wooden window to the rear. Carpeted floor and exposed wooden beams.

BEDROOM TWO

Double glazed window to the rear. Carpeted floor, and exposed wooden beams. Sink unit with hot and cold tap. Central heating radiator.

BEDROOM THREE

Double glazed window to the side. Carpeted floor and exposed wooden beams.

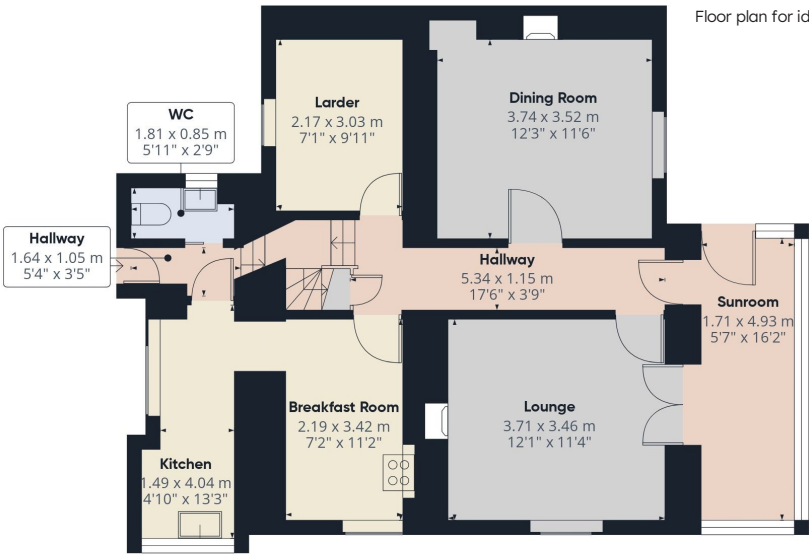
BATHROOM

Two double glazed windows to the front and one double glazed Velux window. Wall mounted sink unit with hot and cold tap and tiled splash back, close coupled W.C., bath with hot and cold taps and shower unit with sliding glass door. Solid timber floors, exposed wooden beams, cupboard with hot water tank and pumps.

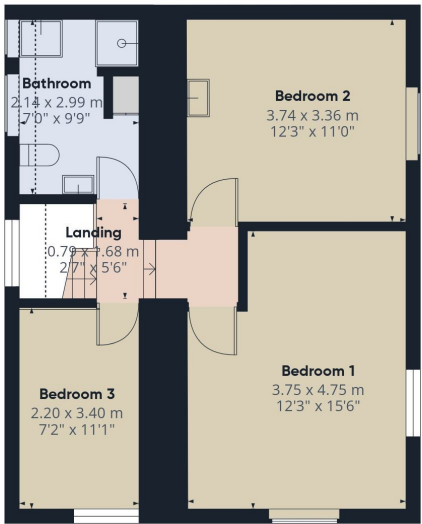




Floor plan



Floor 0



Floor 1



Approximate total area⁽¹⁾

116.6 m²
1255 ft²

Reduced headroom

0.9 m²
10 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Outside

There is gravelled parking for three plus cars with a gravelled area by the front door and 1360 bunded oil tank enclosed by wooden fence. There is a hedge boundary to the right of the property with turfed garden including plants and shrubs, stone built shed, matured monkey puzzle tree, greenhouse, orchard and pathway from the gate to the garden room, wooden pergola with vines to access the rear part of the garden.

Services

Mains water and electricity. Private drainage which is shared with the neighbouring property. The heating is by an oil fired Rayburn which heats the water and two radiators. When the Rayburn is off there is an immersion heater to provide hot water



AGENTS NOTE

Please note the electrics will be tested. The consumer unit has recently been replaced.

⚡ EE Rating - E

£ Council tax band - E

/// Directions

What3Words – unwound. Loafer.forkful

👤 Virtual Tour - available on request

Viewings strictly by appointment only

Please ring **01566 777 777** to view this property and check availability before incurring travel time/costs. Full details of all our properties are

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