



**Melorne Farm
Camelford
Cornwall
PL32 9TZ**

Offers in Excess of £720,000

bettermove

Camelford

Bettermove are proud to present this impressive former farmhouse 6 bedroom Detached House in Camelford in the heart of North Cornwall. The property is available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway. The council tax band is E.

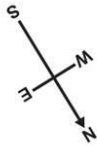
The interior of this beautifully presented property has been refurbished by the current owners creating a warm and welcoming family home with many original features retained throughout. The property comprises a welcoming inner hallway, office room/study, breakfast room with a brick built inglenook fireplace, the fitted kitchen with an electric aga and dining area, utility area with a convenient WC and an additional sitting room with log burner. The lower ground floor room provides space for an additional study, sitting, games or cinema room. The crafted wooden staircase presents five bedrooms over two floors, including the master bedroom with an ensuite shower room and a family bathroom on both floors.

The exterior of the property provides landscaped front and rear gardens with various sheds and outbuildings, perfect for enjoying the summer months. The 6 berth caravan enjoys it's own private gardens which are enclosed.

Located in the desirable location of Camelford, the property is close to a range of amenities, including shops, supermarkets, restaurants, primary and secondary schools. Excellent transport connections can be found from the A39 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.





Approximate Area = 3530 sq ft / 327.9 sq m
 Limited Use Area(s) = 46 sq ft / 4.2 sq m
 Garage = 162 sq ft / 15 sq m
 Outbuildings = 489 sq ft / 45.4 sq m
 Total = 4227 sq ft / 392.5 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1118010

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 84 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 46 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



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