



8 Hillhead Gardens

Camelford, PL32 9TD

KIVELLS

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Camelford, PL32 9TD

£425,000 Guide Price

Substantial six bedroom house with adjoining one bedroom annexe

Spacious dual aspect kitchen / dining room and living room

Conveniently situated close to schools and town centre amenities

Low maintenance rear garden enjoying elevated views towards the town

Scope for modernisation and further improvement

Energy-efficient air source heat pump and solar PV panels

EPC Rating: C





Description

Occupying an elevated position within the popular North Cornwall market town of Camelford, this substantial six-bedroom home offers versatile accommodation together with an adjoining self-contained one-bedroom annexe and attractive views across the town. Whilst the property would benefit from a degree of modernisation, it offers an excellent opportunity for a purchaser to update the accommodation to suit their own requirements.

The principal accommodation is entered at first-floor level, where there is a spacious dual-aspect kitchen / dining room with access onto a balcony, living room with Juliet balcony, three double bedrooms including one with an en-suite shower room and a family bathroom.

On the ground floor, there are three further bedrooms, one benefiting from an en-suite shower room and direct access to the garden, together with an additional shower room. The arrangement of the accommodation provides excellent flexibility for family living, home working or visiting guests.

Adjoining the main house is a self-contained one-bedroom annexe comprising an open-plan kitchen / living area, double bedroom and shower room, providing further flexibility for multi-generational living or guest accommodation.

Outside, the property benefits from a brick-paved driveway providing off-street parking and an enclosed rear garden with areas of lawn, patio and decking. The garden enjoys an elevated outlook across Camelford towards the surrounding countryside and provides an ideal space for outdoor seating and entertaining. Further benefits include an air source heat pump and solar PV panels.

Situation

The property occupies an elevated position within the popular North Cornwall market town of Camelford, conveniently situated for access to the town centre, local schools and a variety of everyday amenities.

Camelford offers a good selection of shops, cafés and public houses, together with schooling, healthcare and leisure facilities. The town is also well positioned for exploring the surrounding countryside and the dramatic landscape of Bodmin Moor.

The spectacular North Cornish coastline is readily accessible, with popular destinations including Tintagel, Boscastle and Trebarwith Strand within easy reach, providing access to beaches, dramatic coastal scenery and the South West Coast Path.

The popular coastal town of Bude is accessible to the north and offers a wider selection of shopping, schooling and recreational facilities, together with its sandy beaches, canal, renowned sea pool and access to the South West Coast Path.

Camelford lies on the A39 Atlantic Highway, providing convenient connections north towards Bude and south towards Wadebridge, whilst further connections provide access to Bodmin and the A30 for travel throughout Cornwall and beyond.

Accommodation

ENTRANCE HALL

Providing access to the first-floor accommodation.

UTILITY AREA

A useful laundry and storage area with space and plumbing for a washing machine and tumble dryer.

KITCHEN / LIVING AREA

A spacious dual-aspect kitchen / dining room fitted with a range of base and eye-level units with work surfaces over, incorporating a one-and-a-half bowl sink and a range of integrated appliances including an oven, microwave, Neff hob and extractor over. Space for an American-style fridge / freezer and wine cooler.

The generous dining area provides ample space for a large dining table and chairs, whilst sliding glazed doors open onto the balcony, enjoying an elevated outlook across Camelford and the surrounding countryside. A spiral staircase leads from the balcony to the rear garden.

BEDROOM ONE

A well-proportioned double bedroom with space for a range of bedroom furniture and useful built-in storage cupboard.

EN-SUITE SHOWER ROOM

Fitted with a three-piece suite comprising a shower enclosure with rainfall shower, wash hand basin and WC. Heated towel rail.

BEDROOM TWO

A spacious double bedroom with ample space for a range of bedroom furniture and window to the front elevation.

BEDROOM THREE

A further dual-aspect double bedroom with space for a range of bedroom furniture and windows to the front and side elevations.

FAMILY BATHROOM

A spacious family bathroom fitted with a four-piece suite comprising a freestanding bath, separate shower enclosure, wash hand basin with vanity storage and WC.

LIVING ROOM

An impressive dual-aspect reception room providing ample space for a range of living room furniture. A Juliet balcony takes full advantage of the elevated views across Camelford and the surrounding countryside. The room also benefits from an integrated surround-sound system with projector and 100-inch projector screen.

LANDING

Providing access to the first-floor accommodation with stairs descending to the ground floor.

HALLWAY

Providing access to the ground-floor accommodation with an understairs storage cupboard.

BEDROOM FOUR

A well-proportioned double bedroom with fitted wardrobe and glazed doors opening directly onto the rear garden. Access to:





EN-SUITE SHOWER ROOM

Fitted with a three-piece suite comprising a shower enclosure, wash hand basin with vanity storage and WC.

BEDROOM FIVE

A double bedroom with space for a range of bedroom furniture and window overlooking the rear garden.

BEDROOM SIX

A further double bedroom with space for a range of bedroom furniture and window overlooking the rear garden.

SHOWER ROOM

Fitted with a three-piece suite comprising a corner shower enclosure, wash hand basin and WC.

OFFICE

A useful additional room offering flexibility for use as a home office, study or hobby room.

SELF-CONTAINED ANNEXE

Adjoining the main house is a self-contained one-bedroom annexe, providing excellent flexibility for multi-generational living, visiting family or guests.

KITCHEN / LIVING AREA

An open-plan kitchen / living area with independent external access. The kitchen is fitted with a range of base and eye-level units with work surfaces over, incorporating a stainless-steel sink, integrated oven and four-ring hob. Space for a fridge / freezer and washing machine.

The adjoining living area provides ample space for a range of seating and dining furniture.

BEDROOM

A well-proportioned double bedroom with space for a range of bedroom furniture and window to the side elevation.

SHOWER ROOM

Fitted with a three-piece suite comprising a shower enclosure, wash hand basin and WC.

OUTSIDE

To the front of the property is a brick-paved driveway providing off-street parking.

A spiral staircase leads from the property down to a paved patio area, beyond which is a larger area of garden principally laid to lawn. A spacious decked seating area provides an ideal space for outdoor entertaining and enjoys an elevated position with attractive views across Camelford and the surrounding countryside.

ANNEXE GARDEN

The annexe benefits from its own outside area, comprising a paved patio and gravelled seating area providing a low-maintenance space for outdoor entertaining. Steps lead around to the front of the main property, crossing a public footpath.

AGENT'S NOTE I

8 Hillhead Gardens benefits from planning permission for further alterations to the property, including a two-storey infill extension and new balconies.

The planning permission provides scope for further extension, subject to compliance with the relevant consent and conditions.

Planning Application Reference: PA11/06091.

AGENT'S NOTE II

Please note that some of the images have been virtually staged and/or enhanced for marketing purposes only.



Floor Plan

Floor plan for identification purposes only, not to scale



Services

Mains water, electricity and drainage. Air source heat pump and solar PV panels.



EE Rating - C



Council Tax Band - E (House) & A (Annexe)



Directions

What3Words - ///along.losing.behave



Virtual Tour

Available upon request.

Viewings strictly by appointment only

Please ring **01288 359999** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.

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