



Oxencombe



Oxencombe

Tremail, Camelford, PL32 9YQ

Camelford 4.6 miles - Boscastle 6.8 miles - Launceston 13.8 miles

A spacious, detached bungalow and 'granny annexe' studio barn conversion set in a mature plot on the edge of this moorland village, with a double garage and ample parking.

- Detached bungalow and granny annexe converted barn
- Mature plot with good degree of seclusion
- Edge of quiet moorland village
- Studio barn granny annexe
- Freehold
- Backing onto open fields
- Double garage and ample parking
- Oil fired central heating
- Close to the North Cornish coast
- Cornwall Council Tax Band - D

Guide Price £575,000

SITUATION

The property is situated on the edge of the sought-after moorland village of Tremail, enjoying a peaceful and private setting with easy access to the open expanses of Bodmin Moor. This picturesque location offers a blend of rural tranquillity and convenience, with the nearby towns of Camelford and Launceston providing a range of day-to-day amenities, schooling and services. The North Cornish coastline, renowned for its dramatic scenery and sandy beaches, is also within easy reach with the popular villages of Boscastle and Tintagel located close by.

DESCRIPTION

This spacious detached bungalow, believed to date from the 1980s, occupies a mature and secluded plot, thoughtfully arranged to take advantage of its surroundings. The property offers well-proportioned accommodation throughout, complemented by attractive gardens that wrap around the dwelling, providing a high degree of privacy. In addition, a detached stone barn has been converted to provide a granny annexe with a new porch, offering versatile ancillary accommodation (under planning Ref No PA26/02758). The grounds also feature a timber and galvanised structure, currently utilised as a sociable bar and al fresco dining area.



ACCOMMODATION

The bungalow is entered via a welcoming hallway which provides access to the principal rooms. The generous lounge/dining room enjoys a dual aspect and is centred around a wood-burning stove. The kitchen is fitted with a range of matching wall and base units with built-in appliances, with an adjoining utility room providing further practical space. There are three bedrooms in total, two of which benefit from built-in furniture, while the principal bedroom is served by an ensuite shower room. A modern family shower room completes the internal accommodation. The property benefits from uPVC double glazing and oil-fired central heating supplied by an external Grant boiler.

The detached granny annexe, converted from a traditional stone barn, offers an open-plan kitchen/living/bedroom with a mezzanine level and a contemporary shower room. It is served by its own oil-fired boiler, providing independent heating. Our vendor informs us a retrospective planning application has been submitted to cover the work our client has carried out to the barn.

OUTSIDE

The property is approached via a driveway offering ample parking and turning space, along with access to a useful double garage. The gardens are a particular feature, with well-maintained lawns extending to the front and wrapping around one side of the bungalow. To the rear, a private sun terrace is bordered by well-stocked and colourful raised flower beds, creating an attractive and sheltered space for outdoor enjoyment. The additional timber and galvanised structure provides an excellent entertaining area, ideal for gatherings and outdoor dining, which is positioned towards the top of another area of side garden.

SERVICES

Main electricity, water and private drainage via a septic tank. Oil fired central heating to both properties. Broadband availability: Ultrafast and Standard, Mobile signal: voice and data available (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

DIRECTIONS

From Launceston drive along the A395 towards Camelford. Pass through Hallworthy, and turn left just before the church. Proceed into the village and turn right towards the centre and Oxencombe will be found a little way along on the right hand side.

What3words - ///salads.greyhound.seeing



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

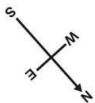


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

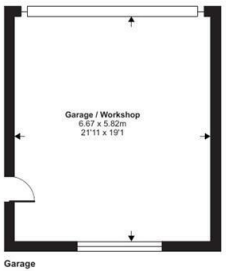
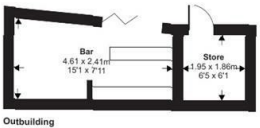
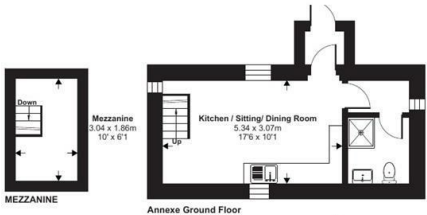
Kensey House, 18 Western
Road, Launceston, PL15 7AS

launceston@stags.co.uk

01566 774999



Approximate Area = 1459 sq ft / 135.5 sq m
Annexe = 261 sq ft / 24.2 sq m
Garage = 418 sq ft / 38.8 sq m
Outbuildings = 150 sq ft / 13.9 sq m
Total = 2288 sq ft / 212.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Stags. REF: 1448617