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Camelford Scout Hut, Fore Street, Camelford, Cornwall PL32 9PG

\*GUIDE PRICE £30,000–£35,000



A detached former Scout hut, with additional tiered garden, set on the banks of the river Camel.

#### DESCRIPTION

A former scout hut which now requires updating. The property could potentially lend itself to becoming a delightful residential retreat, Airbnb or a small business, subject to the necessary planning permission from Cornwall Council. Internally the property features a reception room leading to the main hall, storage rooms, WC facilities and a kitchen area. The property is also being sold with an additional tiered garden across the pathway.

#### LOCATION

The property is located at the start, or end, of a stunning river walk alongside the river Camel which takes you onto the moors. Camelford offers a wide range of day to day amenities including shops, schooling and popular leisure centre. Set within a picturesque valley off the River Camel nestled between Bodmin Moor and the dramatic cliff and sandy beaches of the North Cornish Coast.

#### ACCOMMODATION

**Scout Hut** Entrance reception room leading to a hall with several storage rooms, two cloakrooms and a kitchen.

**Outside** To the entrance of the property is a pathway with planting areas to either side.

**Garden** Leading to the property from the archway in Fore Street is a garden area laid to tier on the left hand side of the pathway. A pond and various shrubs are in situ, although maintenance is required to bring the area back to its former glory.

#### NOTE

For enquiries on the potential for planning, please speak to Cornwall Council Planning Department on 0300 123 4151.

#### EPC

Energy Efficiency Rating – Non Domestic TBC

#### AUCTION VALUER

Lucy Fuller

#### VIEWING ARRANGEMENTS

Strictly by block appointment only with Stratton Creber Padstow 01841 532230. General enquiries Countrywide Property Auctions 01395 275691.

