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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.

