

LOT
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1 Fore Street, Camelford, Cornwall PL32 9PG

*GUIDE PRICE £110,000+



A versatile end terrace building set as part residential and part commercial, in the centre of Camelford. Now requiring modernisation throughout.

DESCRIPTION

A four storey mixed use building which now requires refurbishment. The ground and basement floors were used for commercial purposes previously. The first and second floors form a generously sized maisonette featuring three bedrooms. At the rear of the property is a walled garden area.

LOCATION

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. The town of Bodmin is located approximately 12 miles south.

ACCOMMODATION

Shop Premises Two front facing connected retail areas leading to a kitchen and office. The basement area features cellar rooms, stores and a bathroom area.

Maisonette Accessed from the side of the property via its own door into a stairwell leading to the first floor landing. A shower room leads off the landing which in turn leads to a lounge with opening through to a dining

room and into the kitchen. The second floor features three bedrooms and a bathroom.

Outside To the rear of the property is an enclosed walled garden and access to the basement level of the shop.

EPC

Non Domestic EPC G. Domestic EPC rating TBC.

NOTE

The property is being sold with vacant possession.

AUCTION VALUER

Lucy Fuller

VIEWING ARRANGEMENTS

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

