

LOT  
13

Penclease House, 13b Clease Road, Camelford, Cornwall PL32 9QX

\*GUIDE PRICE £200,000–£250,000



A substantial three storey semi detached former nursing home with potential for redevelopment/conversion subject to any requisite consents.

#### LOCATION

The historic market town of Camelford lies alongside the wooded banks of the River Camel and offers a comprehensive range of facilities and amenities including primary and secondary schooling, medical centre, leisure centre, museum and 18 hole golf course, with nearby beaches circa 5 miles.

#### DESCRIPTION

A substantial three storey, semi-detached, former residential 16 bedroom nursing home, with 12 rooms having en-suite facilities, enjoying a good sized plot of 0.119 hectares/0.29 acres with on drive parking for several vehicles and outbuilding. The property is registered as residential band G for Council Tax purposes and would lend itself to a variety of uses as is whilst also offering the clear potential for reconfiguration/conversion, subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of Cornwall Council Planning Department.

#### ACCOMMODATION

**Ground Floor** Main hallway/reception area, kitchen/diner 1 with french doors to car parks, inner hallway, wc/shower room, room 1, room 2, bathroom, kitchen, room 3, room 4 with en-suite wc, room 5 with en-suite shower room, cloakroom, kitchen/diner 2 with french doors to the garden, room 6 with en-suite shower room, rear hallway and lift.

**First Floor** Landing with lift, hallway, room 7 with en-suite bathroom, room 8 with en-suite bathroom, room 9 with en-suite bathroom, room 10 with en-suite bathroom, room 11, room 12 with access out on to the flat roof and an en-suite bathroom.

**Second Floor** Landing, room 13 with en-suite bathroom, room 14, bathroom, inner hallway, room 15 with en-suite bathroom, room 16.

**Outside** The property is approached over a shared driveway giving access to two linked car parking areas providing on drive parking for numerous vehicles, with the outbuilding and the main garden area lying to the rear of the property with a raised terrace and lawned areas being well worthy of formalisation to fully enhance the property.



**EPC**  
Energy Efficiency Rating – F

**AUCTION VALUER**  
Wendy Alexander

**VIEWING**  
Strictly by appointment with Countrywide Property Auctions 0151 734 7509 (Monday to Friday); Miller Countrywide Wadebridge 01208 812117 (Weekends).

**NOTES**  
Measurements have been made using the Promap Mapping Facility, interested parties must make and rely upon their own measurements. The Promap shown is for approximate identification purposes only and is not to scale. Crown Copyright Reserved.

