

Detached character house near Camelford to be sold at auction 9th May 2012

Parkway, **team** estate agent in Camelford, is delighted to have entered a detached character house in Helstone to be sold at public auction on Wednesday 9th May at Sandy Park Conference Centre near Exeter at a very convenient 6:30pm for a 7pm start.



Nestled in the hamlet of Helstone, near Camelford in North Cornwall, St John's View is a detached, well proportioned house with a more recent extension to the side, set in a good plot with the rear garden offering development potential, subject to consents. Partly refurbished and requiring some finishing work both internally and externally, once complete, the house will provide lovely spacious and characterful accommodation, suitable for a family or as a second home.

The front door opens into the reception hall with full width patio doors to the rear garden as well as doors to the sitting room and integral garage. The sitting room is of a good size with a granite fireplace, slate hearth and wood burning stove, solid timber flooring and French doors to the garden. The kitchen/ breakfast room is fitted with units, a stainless steel gas hob and an oil-fired Aga recessed in a fireplace with decorative tiles and room for a table and chairs, and the utility room is also fitted with units and a stable door, which leads outside.

Stairs from the reception hall rise and turn to the landing with doors to the four double bedrooms and the bathroom with its white suite, heated towel rail and slate and Oak finishing. In bedroom one is a walk-in storage cupboard; bedroom two boasts an en-suite shower room with walk-in double shower and heated towel rail; bedroom three has views to the rear and bedroom four provides eaves storage areas.

To the rear of the garage is a boiler room housing the central heating boiler.

Outside, the brick paved driveway provides parking for two cars and leads to the garage. A gate opens to a path, which leads around the side of the house to the rear garden and on the other side

of the house is space ideal for keeping a boat or caravan. In the rear garden is a patio area, expansive gently sloping lawns with a timber deck and pergola, vegetable garden, storage shed and mature trees with hedge boundaries and countryside views.



Simon Skerry, manager at Parkway, told us: "We have been informed by the vendor that there is planning permission to create another point of access into the rear garden, which provides plenty of space for development, with the necessary consents. Helstone is a lovely rural hamlet and the house will make a wonderful family home or excellent holiday accommodation, given its close proximity and easy reach of the town and the coastline, Bodmin Moor and North Cornwall's other treasures."

St John's View will be sold at auction, to be held at Sandy Park Conference Centre, home to Aviva Premiership Rugby Club Exeter Chiefs, just off Junction 30 of the M5 on Wednesday 9th May with bidding to start at 7pm. The guide price is £190,000 - £220,000.

For further information, to arrange a viewing or for an auction catalogue, contact Parkway Estate Agents at 6 Market Place in Camelford, call 01840 212121 or visit www.parkwaycornwall.co.uk.

Parkway works with over 100 other **team** agents across the Westcountry to sell more property for clients. For information on **team**, visit www.westcountryteam.com.

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Digital images are available from bubblepr@mac.com

Notes to editors:

Westcountry **team** is part of **team** Association, the largest organisation for independent estate agents in the UK with hundreds of members. Over 100 **team** offices in the Westcountry work together to sell property for clients. **team**'s 'blue sky' image, with transparent team logo on a blue sky background reflects the association's and each individual agent's commitment to providing a clear, transparent service to their clients and conducting business in a straightforward, honest and professional way.

For further information, please contact:

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