

Properties for sale – 12th December 2011

Penlaurel Cottage £250,000, Ferny Park £499,950

Parkway, Camelford. Tel: 01840 212121

Two North Cornwall properties with business opportunities

Parkway, **team** estate agent in Camelford is delighted to offer for sale a choice of two beautiful properties on the North Cornish coast, each offering its own work/ life opportunity...

Penlaurel Cottage is an attractive, completely modernised period character cottage with a shop front situated in the heart of Tintagel village, famous for its castle and legends of King Arthur and his Knights of the Round Table.



The semi-detached cottage has been complete modernised in the last six months with a new roof and guttering, freshly plastered walls and ceilings, new electrics and plumbing including a new bathroom suite and central heating radiators, a new mains water pipe and with new carpets, is ready to move into.

In a prime trading position, Penlaurel Cottage provides a shop front as well as ample living accommodation. The cottage is entered via the rear conservatory, which leads to an inner lobby and through to the farmhouse style kitchen, fitted with a four-ring hob and built-in oven and fridge. In the dining room is a rustic slate fireplace with slate hearth and timber mantle, display niches and the stairs to the first floor. The large living room houses a rustic slate fireplace with copper canopy and new French doors to the rear garden, and the shop sales area boasts a large bow window with a display shelf and cupboards, separate electrical wiring and a pedestrian entrance door.

Upstairs, the landing leads to the generously-sized re-fitted family bathroom and three double bedrooms, one with views towards the coast. To the front of Penlaurel Cottage is a Cornish stone wall with entrance gateway and a wide crazy paved area, while to the rear is a large garden, approximately 60' x 30', mainly laid to lawn with mature shrubs and trees, plus a patio area. Beyond this is a gravel driveway with parking, a timber summerhouse and slate and stone-built storage shed.

Penlaurel Cottage is on the market for just £250,000.

The other property, Ferny Park, is a beautiful and imposing detached 1930's house in need of some TLC, set in approximately 2.2 acres of grounds in a picturesque wooded valley between the North Cornish coastal villages of Tintagel and Boscastle.



With the wonderful Rocky Valley location, five en-suite bedrooms and delightful gardens, Ferny Park has excellent potential to offer Bed and Breakfast for an income. The property and grounds have been neglected over recent years but with a little TLC, the well-stocked mature garden and property could be an absolute delight.

Ferny Park is approached by two gated driveways providing ample parking. An entrance porch leads to the large entrance hall with wooden flooring and dog-leg staircase. The 20'10"x15'8" sitting room is triple aspect with an attractive red brick fireplace, wood flooring and double doors, which lead into the sun lounge – another triple aspect room with windows on all sides and double doors opening onto the decked patio.

The separate dining room is dual aspect and the large kitchen/ breakfast room with its beamed ceiling is fitted with a collection of cream units along with an extractor hood, integrated dishwasher, four ring halogen hob with grill and fan oven, built-in fridge and separate freezer and a red Heritage range with twin hot plates, warming plate and four ovens.

Upstairs, the landing leads to four generously-sized double bedrooms, each with an en-suite with tiled corner shower cubicle, and the family bathroom. A staircase from the landing leads to the second floor, which houses the fifth bedroom, a 'penthouse' with four velux windows, views over the gardens and en-suite.

Outside, the mature gardens contain many tree and shrub species as well as a large (currently drained) pond, a timber decking area, a small sloping paddock and a detached chalet measuring 23.4"x11.3".

Ferny Park is on the market for just £499,950.

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

For further information or to arrange a viewing of Penlaurel Cottage or Ferny Park, pop into the Parkway office at 6 Market Place in Camelford or call 01840 212121. To view or download the property particulars online, visit www.teamprop.co.uk

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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. Over 100 **team** offices in the Westcountry and hundreds nationwide 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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