



3 Camelot View

Camelford, Cornwall, PL32 9TU

KIVELLS

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£75,000 Guide Price

For sale by public auction at Lifton Strawberry Fields,
Lifton, Devon, PL16 0DH on Wednesday 7th October 2026
at 7pm

In need of complete renovation

Two bedroom end of terrace house

Far reaching views from the front of the
property

EPC - E

Pre-registration is required for ALL bidders, No approved
AML check means you will not be able to bid



For sale by public auction on Wednesday 7th October 2026 at 7pm at Lifton Strawberry Fields, Lifton, Devon, PL16 0DH, this two bedroom end of terrace house presents an excellent opportunity for those seeking a property with scope for improvement. Requiring complete renovation, the accommodation comprises two bedrooms, a living area and kitchen, offering a blank canvas for modernisation or reconfiguration (subject to necessary consents). The property enjoys far reaching views to the front, enhancing the sense of space and light throughout the home. With an EPC rating of E, there is significant potential to upgrade energy efficiency as part of the renovation process. A virtual tour is available upon request for those wishing to explore the layout and possibilities prior to viewing in person. This property represents an appealing prospect for buyers looking to add value, whether as a primary residence or investment.

The spacious front garden is laid to chippings with a lawn area and a concrete path leading to the front door, providing a welcoming approach. To the left side, a further lawn area is bordered by established bushes, creating a sense of privacy and greenery. At the rear, a brick storage shed offers practical space for garden equipment or additional storage needs. Patio slabs to the side elevation provide a low maintenance seating area, ideal for outdoor relaxation or entertaining. The main lawn area, accessed via concrete steps, overlooks open fields to the front, offering an appealing aspect and a connection to the surrounding countryside. A layby directly in front of the property provides roadside parking, ensuring convenience for residents and visitors alike. This outside space complements the internal accommodation and adds further appeal to this renovation project.

Please note that the property will require renovation throughout due to damp ingress.



Situation

In all directions from Camelford there is scenery of outstanding natural beauty. To the north are stunning stretches of the rugged Cornish coastline featuring family beaches such as Tregardock, Trebarwith, Bossiney, Crackington and Widemouth Bay, all linked by superb National Trust cliff scenery and the gorgeous South West Coast Path.

To the west is the coveted estuarine scenery of the Camel Estuary flanked by Padstow, Rock and Polzeath with surfing, sailing and other water activities. To the south are the wide open spaces of Bodmin Moor ideal for walking and riding with close easy access to the stunning scenery around Roughtor and Brown Willy, Cornwall's highest Tors.

Whilst to the east are the hidden charms of the Tamar Valley steeped in 17th Century mining history and emptying out into Plymouth Sound with all its yachting activities.

Accommodation

HALLWAY

White uPVC obscured glass door into the Hallway with storage cupboard housing the oil fired boiler. Shelving.

KITCHEN

Obscure glass white uPVC glass door to the rear of the property. Window to the side elevation. Range of white units with inset sink and inset oven and hob. Space for fridge freezer and tiled floor.

LIVING SPACE

Window to the front elevation. Carpet.

CLOAKROOM

Small rectangular obscure glass window. Close coupled W.C. and wash hand basin. Vinyl flooring.

DINING ROOM

Versatile room with window to the front with heater below. Wood burner mounted on terracotta tiles with the tiling continuing half way up the walls. Wall light.

FIRST FLOOR LANDING

Doors to all rooms. Rectangular window overlooking the rear of the property with far reaching views over the countryside.

BATHROOM

Obscure window to the side elevation. Shower unit, white wash hand basin with storage below and white close coupled W.C. Towel rail and lino flooring.

BEDROOM ONE

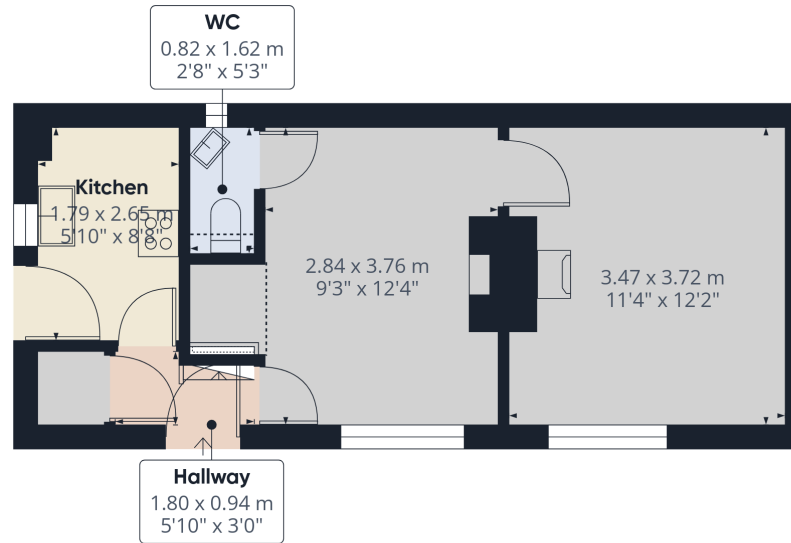
Double bedroom with window to the front elevation having far reaching views over the surrounding fields. Long radiator. Space for double bed and free standing bedroom furniture.

BEDROOM TWO

Double bedroom with window to the front elevation having small radiator below. Wooden built-in storage to the right hand side. Carpet.

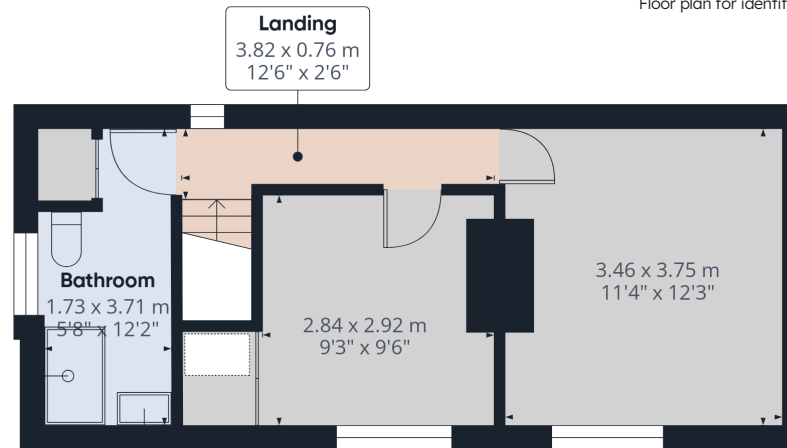


Floor plan



Floor 0 Building 1

Floor plan for identification purposes only, not to scale



Floor 1 Building 1



Approximate total area^m

63.7 m²

687 ft²

Reduced headroom

1.2 m²

13 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Auction Venue & Date

Lifton Strawberry Fields, Lifton, Devon PL16 0DH on Wednesday 27th May 2026 at 7pm.

Registration

Updated UK Government Anti-Money Laundering (AML) regulations now require all prospective bidders to complete and have their AML check approved BEFORE THE DAY OF THE AUCTION.

It takes less than 5 minutes to complete. Please visit our website for more information:

Please note, AML checks cannot be completed on the day of the auction and this requirement applies to ALL bidders.

Online Bidding

Online bidding registration will be available 10 days before each auction and all bidders must register at least 48 hours prior to the auction. For further information, please visit or contact your local Kivells office.

Buyer's Administration Fee

All successful buyers at Kivells' Property Auctions should note that on exchange of contracts, a Buyer's Administration Fee of £2,000 plus VAT (Total: £2,400 inc VAT) is payable to Kivells on the night of the auction. This fee can be paid by either bank transfer, personal cheque or debit card. Please note if the lot is sold prior to auction, or afterwards, these fee's remain payable. There are no discounts for multiple lots purchased and you must consider this when bidding/offering prior.

All interested buyer's are advised to review the Auction Legal Pack prior to bidding, this can be obtained from Kivells website and is free to download.

Any fees that are owed in addition to the buyer's administration fee will be included within the legal pack.

Solicitor

Rowan & Sproull Solicitors, for the attention of Terri Hooper, 42 Fore Street, Bodmin, Cornwall, PL31 2HW. Tel: 01208 72328. Email: terri.hooper@rowansproull.co.uk

Auction Payment

At the fall of the gavel the contract is legally binding and a 10% deposit (subject to a minimum fee of £5,000) will be required to be paid by the successful bidder. The deposit has to be paid to Kivells as auctioneers and can only be paid in the form of a cheque or bank transfer. This deposit is also payable for all lots that are sold prior to auction.

ALL bidders must only bid if they can make this payment. Cheques must be drawn on a bank or branch of a bank in the United Kingdom, any other cheques may be rejected and it will be the responsibility of the purchaser to ensure they have the correct method of payment available at each auction.

Local Authority

Cornwall Council, Chy Trevail, Beacon Technology Park, Bodmin, Cornwall PL31 2FR.

Easements, Wayleaves, Rights of Way

The property is offered for sale, subject to and with the benefit of all matters contained in or referred to in the Property and Charges Register of the registered title together with all public or private rights of way, wayleaves, easements and other rights of way, which cross the property.

Boundaries

Any purchaser shall be deemed to have full knowledge of all boundaries and neither vendor nor the vendor's agents will be responsible for defining the boundaries or the

ownership thereof. Should any dispute arise as to the boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the vendor's agent whose decision acting as experts shall be final.

Land Plan

Not to scale and for identification purposes only.

Guide Prices

Guide prices given are indications within 10% upwards or downwards of where the reserve price may be set at the time of going to print. Please note they are not an indication of the anticipated sale price or a valuation.

The reserve price is the minimum price at which the property can be sold, both the guide price and reserve price may be subject to change up to and including the day of the auction.

Please note that all prices listed, whether prior to or post auction, are subject to contract. The Auctioneers and sellers accept no responsibility for any loss, cost or damage that a buyer may incur as a result of relying on any guide price. It is the buyer's responsibility to decide how much they should bid for any lot.

Please check with us for regular updates as guide prices are subject to change prior to the auction. The guide price does not include the buyer's fee charged by the auctioneer or VAT which may apply to the sale or other amounts the seller may charge.

The seller's Special Conditions of Sale will state whether there are other seller's charges and whether the seller has elected to charge VAT on the sale price.



Services

Mains water, electricity and drainage. Oil central heating.



EE Rating - E



Council tax band - B



Directions

What3Words -



Virtual Tour - available on request

Viewings strictly by appointment only

Please ring **01566 777 777** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.

Disclaimer

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Outside

A spacious front garden is laid to chippings with a lawn area and concrete path leading to the front door. To the left hand side is a lawn area with bushes. To the rear of the property is a brick storage shed perfect for garden use. To the side elevation is patio slabs. The main lawn area is reached up some concrete steps which overlooks the fields in front.

Land Registry Restriction

There is a historic **Section 157 Restriction** on the Title Register. This relates to the property previously being a Council House and the Council's former right of pre-emption.

Cornwall Council has confirmed that the restriction can be removed, and an application has been made to HM Land Registry to have it removed. The application has been expedited, and we are hoping this will be dealt with before the auction pack needs to be provided.

If the restriction has not been removed by that time, the auction pack will include a copy of the Register showing the restriction, together with a note confirming that an application has been made, with the consent of Cornwall Council, for its removal.



Kivells Estate Agents, 2 Broad Street, Launceston, Cornwall, PL15 8AD

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