



Bond
Oxborough
Phillips

Changing Lifestyles

29 Oak Park

St Tudy

PL30 3PG



BRITISH
PROPERTY
AWARDS

2025

★★★★★

GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Guide Price - £435,000



Changing Lifestyles

01208 814055

29 Oak Park, St Tudy, PL30 3PG



A beautifully presented four-bedroom detached home in the heart of sought-after St Tudy..

- Immaculate four-bedroom detached family home
- Sought-after village location in St Tudy
- Spacious living area with cosy log burner
- Modern kitchen with sunroom extension
- Master bedroom with private en-suite
- 3 More generous sized bedrooms
- Private rear garden with patioed areas
- Off-road parking
- Integral garage with internal access
- Beautifully presented throughout
- Council Banding - E
- EPC - D



Welcome to 29 Oak Park, an exceptional four-bedroom detached home offering beautifully presented, spacious, and versatile accommodation in the sought-after village of St Tudy.

Perfectly suited for modern family living, this impressive property combines contemporary style with a warm and welcoming atmosphere, offering generous living spaces, excellent functionality, and a peaceful village setting surrounded by the beauty of the Cornish countryside.

From the moment you step inside, the quality and presentation of the home are immediately apparent. The welcoming entrance hall leads through to a spacious living room, where large windows allow natural light to fill the space, creating a bright and comfortable environment for relaxing with family or entertaining guests, a log burner creates a cosy focal point. The living area flows effortlessly into the dining room, providing a superb open arrangement for both everyday living and special occasions.

The modern fitted kitchen is a standout feature, offering a stylish and practical space with ample storage and preparation areas. This leads into the delightful sunroom, which provides a wonderful additional reception space and a perfect place to unwind while enjoying views over the garden.

The ground floor is completed by a useful cloakroom/WC, a welcoming porch, and the added convenience of an integral garage with internal access, making this an ideal home for families seeking both comfort and practicality.

Upstairs, the property continues to impress with four well-proportioned bedrooms. The spacious master bedroom benefits from its own private en-suite shower room, while the remaining bedrooms are served by a modern family bathroom, providing excellent accommodation for family members or visiting guests.

Externally, the property offers a private rear garden, creating a peaceful outdoor haven ideal for entertaining, relaxing, or enjoying the surrounding countryside. The driveway provides ample off-road parking, complemented by the attached garage for additional storage or secure parking.

Located within the charming village of St Tudy, this beautifully maintained home offers the perfect balance of rural tranquillity and modern convenience. With its generous accommodation, stylish interiors, and desirable location, 29 Oak Park is a wonderful opportunity to secure a high-quality family home in one of Cornwall's most appealing village communities.

An early viewing is highly recommended.



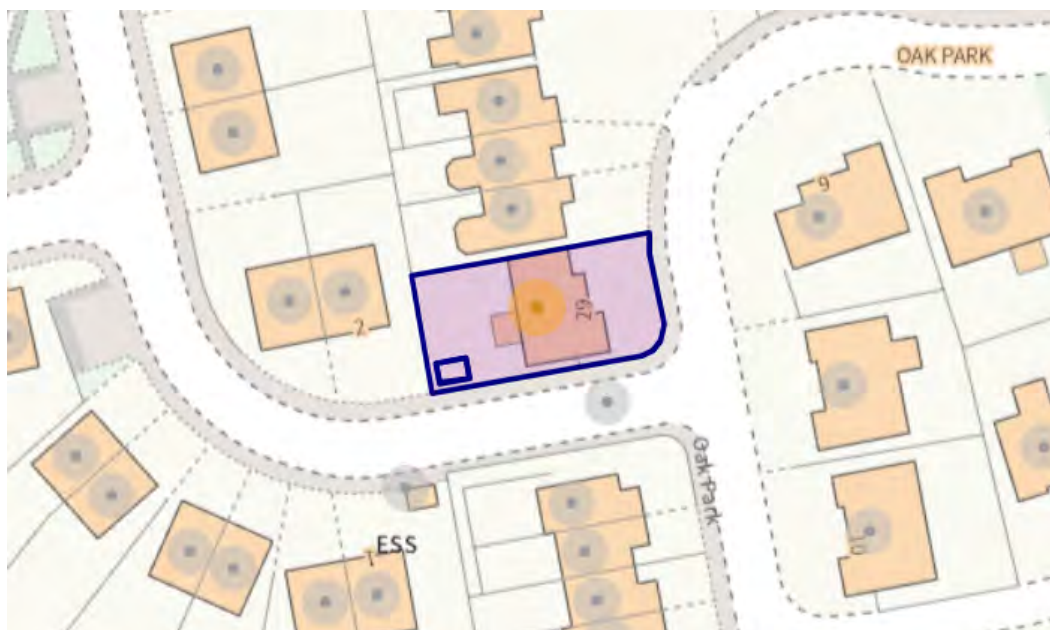
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St Tudy is a charming and highly regarded village nestled within the beautiful Cornish countryside, offering a wonderful blend of rural tranquillity and everyday convenience. Surrounded by rolling countryside and picturesque landscapes, the village provides an idyllic setting for those looking to enjoy a quieter pace of life while remaining within easy reach of nearby towns and amenities.

The village itself offers a welcoming community atmosphere, with local facilities including a village shop, church, pub, and primary school, making it a popular choice for families and those seeking a strong sense of community. The surrounding area provides excellent opportunities for countryside walks, cycling, and exploring the natural beauty of North Cornwall.

Ideally positioned, St Tudy offers easy access to the stunning coastline, with popular destinations such as Rock, Padstow, and the beautiful beaches of North Cornwall all within reach. The nearby towns of Bodmin and Wadebridge provide a wider range of shopping, leisure, and transport links, while the A30 is easily accessible for travel throughout Cornwall and beyond.

Combining peaceful village living, beautiful surroundings, and excellent connectivity, St Tudy is a highly desirable location for those seeking the very best of Cornish countryside life.



Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

Virtual Tour:



Changing Lifestyles



Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01208 814055 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

PLEASE NOTE

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose.

We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.