



Bond
Oxborough
Phillips

Changing Lifestyles

Trevallen
St. Maybn
PL30 3DF



BRITISH
PROPERTY
AWARDS

2025

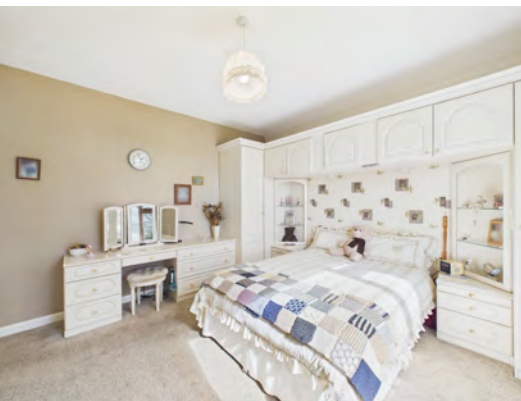
★★★★★

GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Offers Over - £450,000



Changing Lifestyles

01208 814055

Trevallen, St. Mabyn, PL30 3DF



Escape to the countryside without compromising on space or convenience

- Detached 3 bedroom bungalow set within a generous plot
- Sought-after rural location in the peaceful hamlet of Trevisquite
- Stunning far-reaching countryside views from multiple aspects
- Spacious open plan living/ dining room filled with natural light
- Generous kitchen with integrated appliances and breakfast bar
- Two double bedrooms and one well-proportioned single bedroom
- Ample built-in storage throughout the property
- Well-maintained family bathroom with separate shower and bath
- Detached garage with power and additional rear storage
- Extensive off-road parking for multiple vehicles
- Wrap-around gardens with lawned areas and established planting
- Peaceful countryside setting while remaining accessible to local amenities
- Council Banding - D
- EPC - D



Trevallen is approached with a sense of quiet arrival, set within the peaceful hamlet of Trevisquite and surrounded by far-reaching North Cornwall countryside views. As you pull onto the generous driveway, the detached bungalow sits comfortably within its plot, with ample off-road parking and a detached garage to one side. The gardens immediately set the tone. Expansive lawns, pockets of shrubs, and open aspects in every direction, all enjoying the surrounding rural landscape.

Stepping through the UPVC double glazed front door, you enter into a bright front porch, currently utilised as a second reception space. With windows framing the countryside beyond, it's a calm and welcoming introduction to the home. Ideal as a reading area, snug, or simply a place to pause and take in the views.

From here, the entrance hall provides access to the main accommodation, complete with two useful storage cupboards that hint at the practicality found throughout the property. Moving through, the home opens into a generous open-plan living and dining room. This is the heart of Trevallen. A light-filled space with multiple windows drawing in natural light and showcasing the remarkable countryside views. A traditional Calor gas fireplace creates a focal point, giving the room a cosy yet spacious feel, equally suited to quiet evenings or entertaining guests.

The kitchen sits to the rear and offers a well-equipped, functional layout. With ample storage, integrated appliances including a Diplomat oven and grill with gas hob, dishwasher, and fridge, as well as a breakfast bar, it's a space designed for both everyday living and convenience. A window overlooks the rear garden, maintaining that connection to the outdoors.

Adjoining the kitchen, the utility room provides further practicality, with space and plumbing for appliances, housing the regularly serviced Worcester boiler, and offering direct access out to the garden. A separate W.C. is located just off this space, adding further convenience.

The sleeping accommodation is thoughtfully arranged. Bedroom three, a generous single, sits to the front and benefits from the same lovely countryside outlook. The principal bedroom is a spacious double room, complete with built-in storage and wide-reaching rural views, creating a peaceful retreat. Bedroom two is another well-proportioned double, offering flexibility for family, guests, or home working.

The family bathroom is well presented and fitted with a full suite, including bath, wash hand basin, low flush W.C., also a separate corner shower cubicle.

Outside, the property continues to impress. The detached garage offers both power and additional storage space to the rear, while the surrounding gardens wrap around the home, providing a variety of lawned areas and planting spaces. Each aspect of the plot enjoys open countryside views, reinforcing the sense of space and tranquillity. Oil fired central heating, mains water, electricity, private drainage, Calor gas connected for hob and fireplace.

Trevallen offers an excellent opportunity to acquire a well-presented, spacious three-bedroom detached bungalow in a highly desirable rural setting. With Freehold tenure, Council Tax Band D, and an EPC rating of D, it combines comfort, practicality, and location. Ideal for those seeking countryside living with room to breathe.

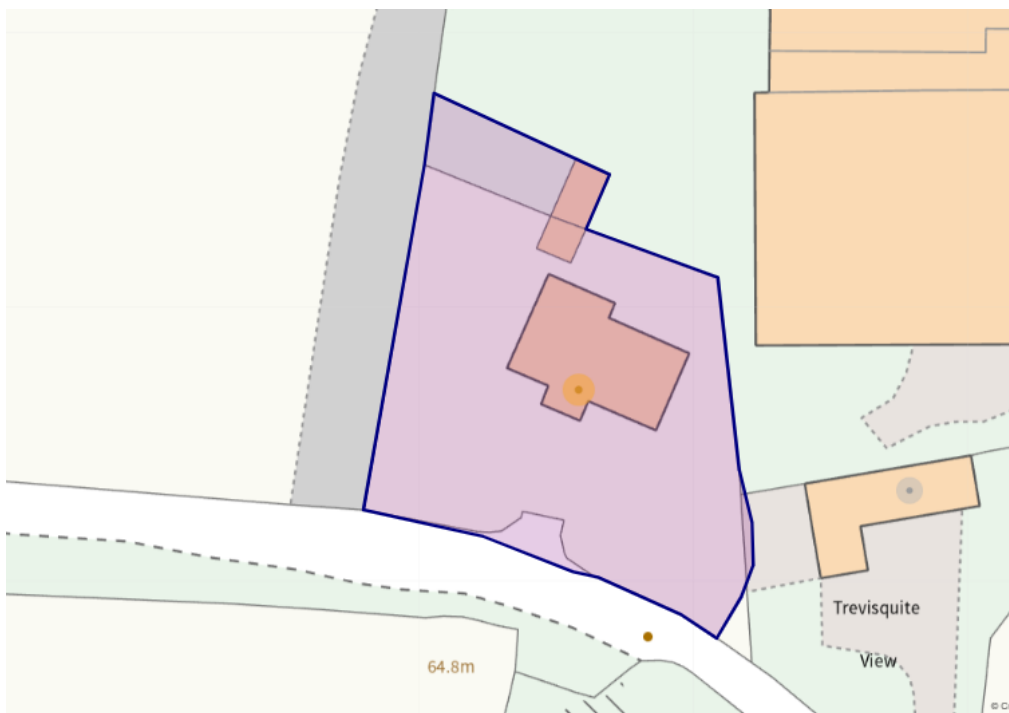


Changing Lifestyles

St Mabyn is a charming and highly regarded village set in the North Cornwall countryside, offering a peaceful rural lifestyle while still being conveniently located for access to nearby towns. The village itself benefits from a well-regarded primary school, a popular local pub, and a strong sense of community.

Surrounded by open countryside, St Mabyn is ideal for those seeking a quieter way of life, with plenty of scenic walks and outdoor opportunities right on the doorstep. The nearby market town of Wadebridge provides a wider range of amenities including shops, supermarkets, cafes and restaurants, while the stunning North Cornwall coastline, including areas such as Polzeath Beach, is just a short drive away.

The area is well placed for exploring the wider region, making it a popular choice for both permanent residents and those seeking a second home or holiday retreat.

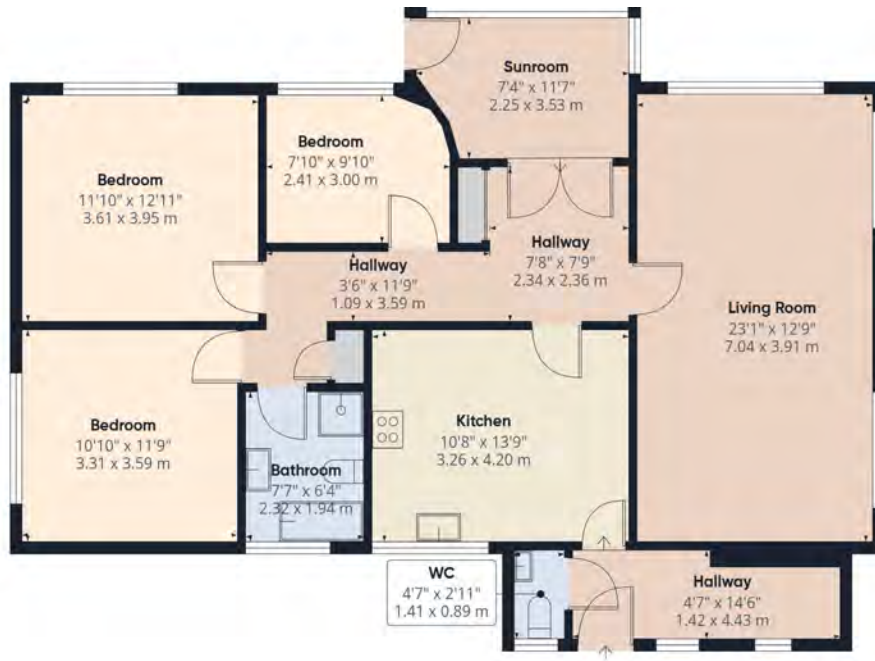


Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

Virtual Tour:



Changing Lifestyles



Floor 0 Building 1



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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.

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