



Bond
Oxborough
Phillips

Changing Lifestyles

2 The Old Church Hall

St. Marys Road,
Bodmin, PL31 1PZ



BRITISH
PROPERTY
AWARDS

2025

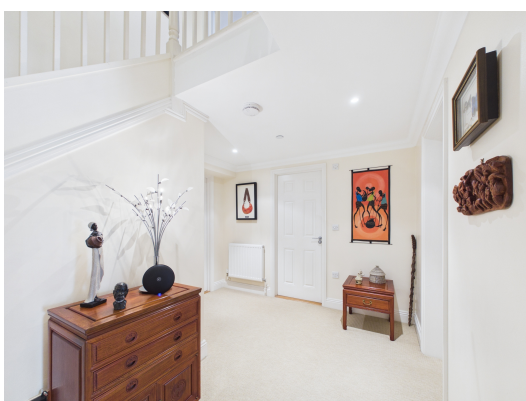
★★★★★

GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Guide Price - £325,000



Changing Lifestyles

01208 814055

2 The Old Church Hall, St. Marys Road

A Unique Church Hall Conversion with Exceptional Living Space



- Exceptional former church hall conversion completed to a high specification
- Three generous double bedrooms arranged over three floors
- Magnificent 700 sq ft living room with impressive vaulted ceiling
- Contemporary kitchen with adjoining dining room Principal bedroom with stylish en-suite shower room
- Modern family bathroom serving the remaining bedrooms
- Beautiful blend of period character and contemporary finishes
- Gas central heating throughout
- Off-road tandem parking for two vehicles
- Well-maintained communal courtyard gardens
- Low annual communal maintenance charge of just £110
- Convenient location close to Bodmin town centre and the A30
- A truly unique home offering spacious and versatile accommodation
- Viewing highly recommended to appreciate the quality, scale and character
- Council Banding - D
- EPC - C



Stepping through the front door, you are immediately welcomed by a spacious entrance hall that sets the tone for the impressive accommodation beyond. The sense of space is apparent from the outset, with this floor providing two generous double bedrooms, each beautifully presented and offering flexibility as guest rooms, children's bedrooms or home office space. Completing the ground floor is a contemporary family bathroom, fitted with a stylish white suite and quality finishes.



Stairs rise to the first floor, where a bright and airy landing provides access to the heart of the home. The elegant dining room is perfectly positioned for both everyday family meals and entertaining, flowing effortlessly into the well-appointed fitted kitchen. Thoughtfully designed with an excellent range of storage and work surfaces, the kitchen combines practicality with modern style. Also on this floor is the impressive principal bedroom, a peaceful retreat benefitting from a beautifully finished en-suite shower room.



Continuing to the second floor, the property reveals its true showpiece. Occupying the entire upper level, the spectacular 700 sq ft living room is simply breathtaking. A dramatic vaulted ceiling creates an incredible feeling of volume, while the abundance of natural light enhances the room's character and charm. This remarkable space offers endless possibilities, whether used as an elegant sitting room, an entertaining space or a combination of living and home-working areas, all while celebrating the unique architectural features of this former church hall.

Outside, the property enjoys the convenience of tandem off-road parking for two vehicles, together with access to attractive communal courtyard gardens, providing a pleasant outdoor seating area and communal drying space. With gas central heating throughout and a remarkably low annual maintenance charge of just £110, this outstanding home successfully combines character, practicality and modern living.

Offering a rare blend of historic charm, exceptional proportions and contemporary comfort, this unique home must be viewed internally to fully appreciate everything it has to offer.

Changing Lifestyles

Situated on St Mary's Road, just off Westheath Avenue, this property occupies a convenient position on the western side of Bodmin. The location offers easy access to a wide range of everyday amenities, including supermarkets, schools, healthcare facilities and leisure amenities, making it an excellent choice for families, professionals and retirees alike.

Bodmin's historic town centre is just a short distance away and offers an excellent selection of independent shops, cafés, restaurants and national retailers, together with a range of recreational and community facilities. The town is also home to Bodmin Beacon Country Park, providing scenic walks and panoramic views across the surrounding countryside.

For commuters, the property is well placed for access to the A30, providing excellent road links throughout Cornwall and beyond. Bodmin Parkway railway station is also within easy reach, offering regular mainline services to Plymouth, Exeter, London Paddington and other major destinations.

Perfectly positioned in the heart of Cornwall, Bodmin provides an ideal base from which to explore both the dramatic north and south coasts. Popular destinations including Padstow, Wadebridge, Charlestown and the renowned Eden Project are all within comfortable driving distance, making this an excellent location for those seeking both convenience and the very best of Cornish living.

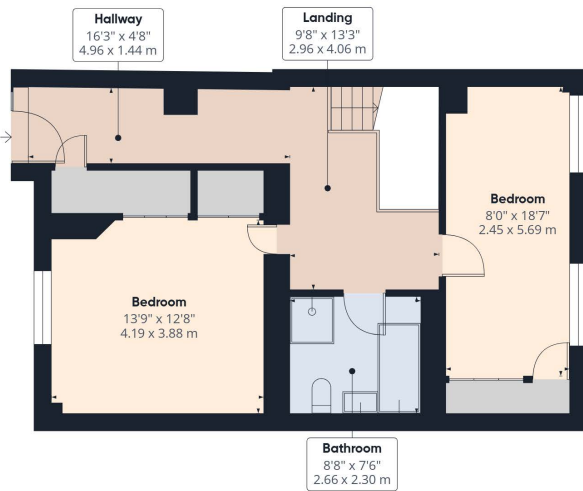


Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

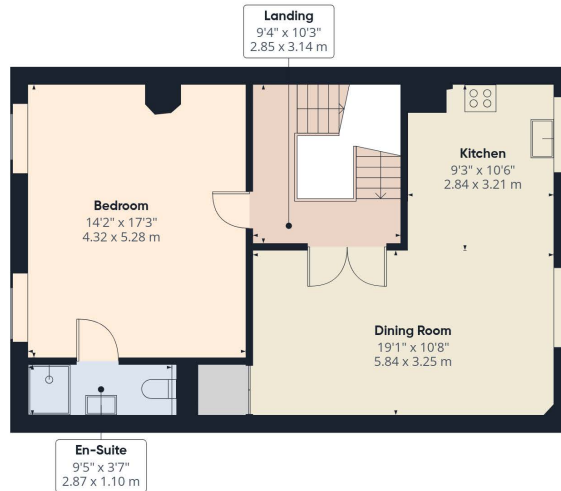
Virtual Tour:



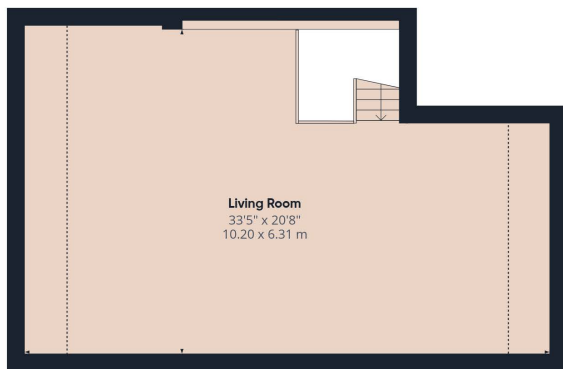
Changing Lifestyles



Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

1937 ft²
179.9 m²

Reduced headroom

93 ft²
8.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE360

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.