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Oxborough
Phillips

Changing Lifestyles

Spring Orchard

Bodmin

PL31 1BP



BRITISH
PROPERTY
AWARDS

2025

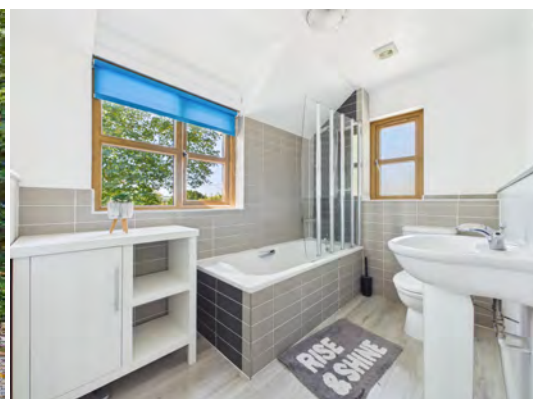
★★★★★

GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Guide Price - £625,000



Changing Lifestyles

01208 814055

Spring Orchard, Bodmin, PL311BP



A Beautifully Presented Four-Bedroom Detached Home with a Modern Two-Bedroom Annex and Separate Studio Space..

- Impressive 4-bedroom detached home
- Recently built, spacious 2-bedroom annex
- Beautiful open-plan kitchen & dining space
- Generous living room with log burner
- Master bedroom with walk-in wardrobe & en-suite
- Modern family bathroom & utility room
- Ample parking with integral garage
- Private gardens with decked & lawned areas
- Versatile bar, studio & workshop
- Highly versatile accommodation throughout
- Council Banding - E
- EPC - D



Spring Orchard



We are delighted to present this impressive four-bedroom detached property, situated along the sought-after Halgavor Lane in Bodmin. Offering generous and versatile accommodation, excellent outside space, ample parking and the added benefit of a recently built, self-contained two-bedroom annex, this is a particularly exciting property with plenty to offer.

Upon entering the main residence, you are greeted by a gorgeous entrance porch featuring an attractive arched doorway, creating an immediate sense of character and space. The hallway leads through into the beautiful open-plan kitchen, which provides an excellent amount of cupboard and worktop space, together with room for a range of appliances. The kitchen also provides access to a spacious utility room, complete with sink and further cupboard storage.

From the kitchen, you continue into the main entrance hallway, which provides access to the principal living accommodation, staircase to the first floor and integral garage. The generous living room is a wonderful space, featuring a log burner and an abundance of natural light, enhanced by the adjoining sun room. Currently utilised as a dining room, the sun room provides a lovely additional reception space and enjoys views across the gardens.

Completing the ground floor is a useful WC, together with access to the integral garage. The garage is particularly generous and offers excellent versatility, whether required for vehicle storage, a workshop or additional storage.

To the first floor, a spacious landing provides access to all four bedrooms. The impressive master bedroom is positioned at the top of the staircase and offers excellent proportions, together with the benefit of a separate walk-in wardrobe and en-suite with a walk in shower. The remaining three bedrooms are all generous doubles, each enjoying plenty of natural light. A modern family bathroom completes the first floor and includes a bath with shower over.

Externally, the property continues to impress, offering ample parking, a good degree of privacy and lawned garden space, providing an excellent area for relaxing or entertaining. There is also a superb built bar/studio/workshop, offering a fantastic additional space that could be adapted to suit a variety of uses.

The Annex

Spring Orchard also benefits from a recently built and beautifully presented two-bedroom annex, providing excellent independent accommodation and making this property particularly versatile.

Upon entering the annex, a large central hallway provides access to the principal rooms. Two spacious bedrooms are positioned to the side of the property, both offering excellent proportions and natural light. A modern family bathroom serves the bedrooms and features a walk-in shower and vanity unit.

The real highlight of the annex is the impressive open-plan kitchen, dining and living space. This bright and welcoming room provides an excellent area for everyday living and entertaining, with double doors opening directly onto a decked area, creating a seamless connection between the inside and outside spaces and an ideal setting for alfresco dining.

The modern kitchen is well equipped, with space for a range of built-in appliances including a washing machine, double fridge freezer and cooker, together with a useful breakfast bar.

Overall, Spring Orchard is a beautifully maintained and highly versatile property, combining a substantial four-bedroom family home with a modern two-bedroom annex. The combination of spacious accommodation, attractive stone finishes, privacy, parking, gardens and additional outbuildings makes this an excellent opportunity for a variety of buyers.

An early viewing is highly recommended to fully appreciate the space, versatility and quality this impressive property has to offer.



Changing Lifestyles

Halgavor Lane is a desirable residential location on the outskirts of Bodmin, offering a peaceful setting while remaining conveniently positioned for the town and its everyday amenities. Surrounded by attractive Cornish countryside, the area provides a lovely balance between rural living and easy access to local facilities.

Bodmin is a historic market town situated in the heart of Cornwall, offering a wide range of amenities including independent shops, supermarkets, cafés, restaurants, schools, healthcare facilities and leisure options. The town is well placed for exploring both the north and south coasts, with popular destinations including Wadebridge, Padstow, Rock, Port Isaac and the Camel Estuary all within easy reach by car.

For commuters, Bodmin benefits from excellent road connections via the A30, providing access across Cornwall and towards Exeter, while Bodmin Parkway railway station offers mainline services further afield.

The surrounding area is particularly appealing to those looking to enjoy Cornwall's countryside and coastline, with numerous walking and cycling routes nearby. With its combination of countryside surroundings, excellent transport links and convenient access to Bodmin and the wider North Cornwall area, Halgavor Lane makes an attractive setting for a family home.



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



Floor 1 Building 1



Floor 0 Building 2

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.