



Bond
Oxborough
Phillips

Changing Lifestyles

2 Ryland Terrace
St Breward
PL30 4LR



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Guide Price - £310,000



Changing Lifestyles

01208 814055

2 Ryland Terrace , St Breward, PL30 4LR



Spacious Three-Bedroom Bungalow with Generous Gardens in a Peaceful Village Setting..

- Spacious three-bedroom semi-detached bungalow
- Three generous bedrooms
- Bright and welcoming living room
- Separate dining room with garden outlook
- Well-equipped kitchen with utility/boot room
- Modern family bathroom with walk-in shower
- Generous private rear garden
- Ample parking & separate garage
- Useful stone-built garden store
- Peaceful village setting in St Breward
- Council Banding - A
- EPC - TBC



This well-proportioned three-bedroom bungalow offers spacious and versatile accommodation, set within a peaceful setting in the popular village of St Breward. With generous gardens, ample parking and a separate garage, the property provides an excellent opportunity for those seeking a comfortable home in a tranquil Cornish location.

Upon entering, you immediately step into a useful separate porch, providing a practical entrance space before continuing into the main hallway. To the left is a spacious living room, with large windows allowing plenty of natural light to fill the room and creating a bright and welcoming space.

Moving further into the property, you reach the generous dining room, which enjoys a lovely outlook over the garden. This provides an excellent space for family meals and entertaining.

From the dining room, you enter the well-planned kitchen, which makes excellent use of the space. There is ample cupboard and worktop space, together with room for a range of appliances including a washing machine, fridge, freezer and cooker.

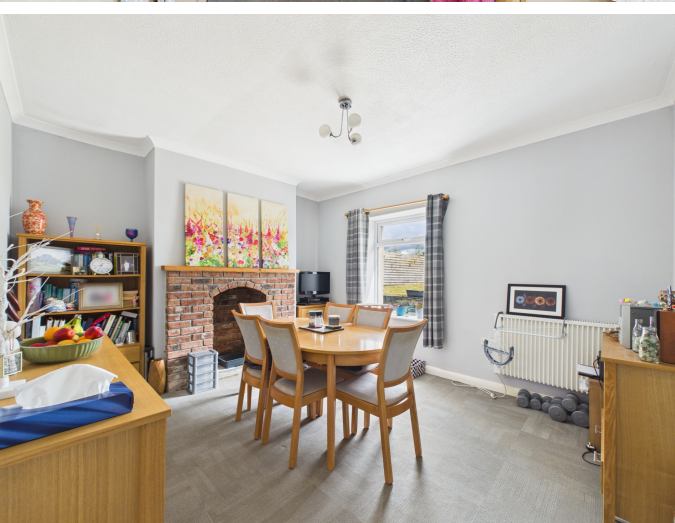
The kitchen leads through to a useful separate utility/boot room, providing additional storage and practical space, with room for a tumble dryer.

The property offers three spacious double bedrooms, each providing comfortable accommodation and plenty of flexibility for family living, guests or home working. A modern family bathroom completes the internal accommodation and benefits from a large walk-in shower.

Externally, the property continues to impress with a generous rear garden, offering a peaceful and private setting and providing an excellent space for outdoor entertaining, relaxing or gardening. To the rear of the garden is a useful stone-built storage room, ideal for keeping garden equipment and additional belongings.

To the front, the property benefits from ample off-road parking together with a separate garage, providing excellent further storage or parking facilities.

A spacious and versatile three-bedroom bungalow in a peaceful St Breward setting, with generous gardens, ample parking and a separate garage. An early viewing is highly recommended.



Changing Lifestyles

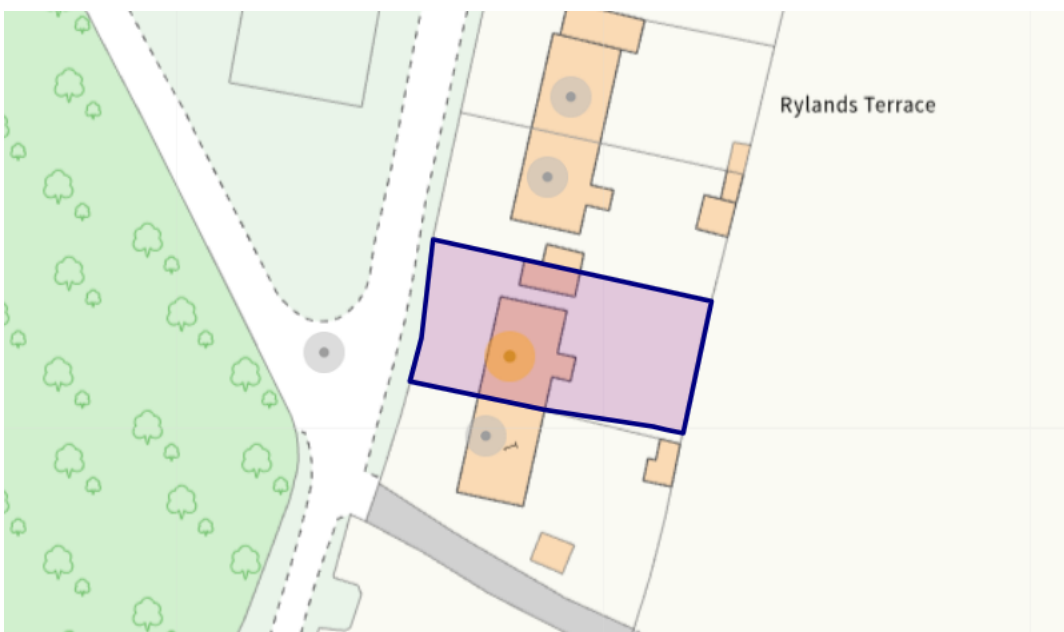
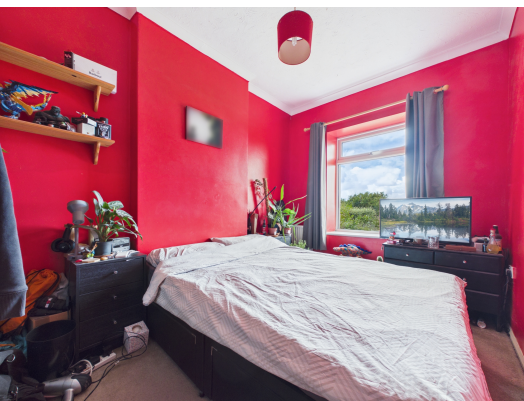
St Breward is a picturesque village nestled within the stunning landscape of North Cornwall, situated on the edge of Bodmin Moor. Surrounded by beautiful countryside, rolling hills and open moorland, the village offers a peaceful rural lifestyle while remaining within easy reach of some of Cornwall's most popular destinations.

The village itself has a welcoming community feel, with a local pub, village shop and church, while nearby towns provide a wider range of everyday amenities. Bodmin is approximately 7 miles away, offering supermarkets, shops, schools, healthcare facilities, restaurants and leisure amenities.

The surrounding countryside provides an abundance of opportunities for walking, cycling and exploring, with Bodmin Moor right on the doorstep. The popular Camel Trail is also easily accessible, providing a wonderful route through the Cornish countryside towards Wadebridge and the coast.

For those wanting to explore further afield, the beautiful North Cornwall coastline is within easy driving distance, with popular destinations including Port Isaac, Rock, Padstow and Polzeath all accessible by car. The A30 is also within easy reach, providing convenient connections across Cornwall and beyond.

With its peaceful village atmosphere, beautiful countryside surroundings and excellent access to both the moor and North Cornwall coast, St Breward offers an idyllic setting for those looking to enjoy the very best of rural Cornish living.

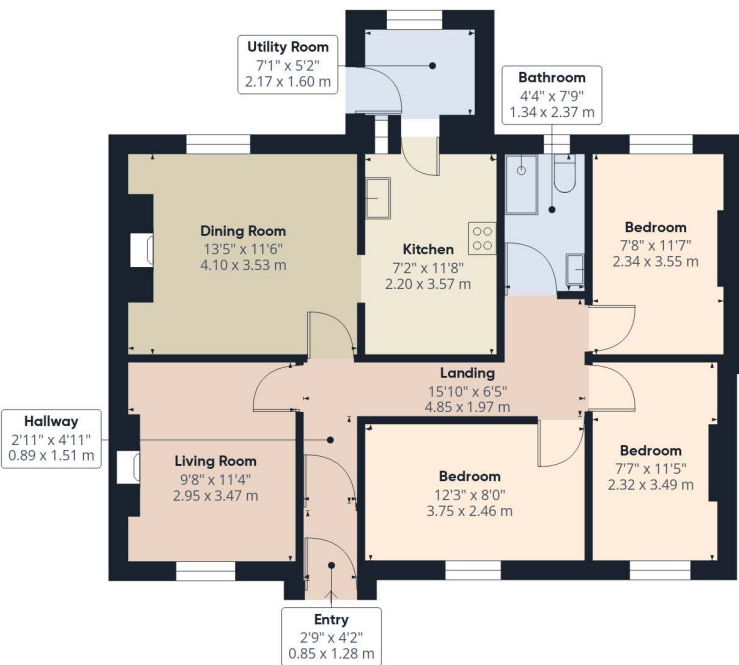


Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

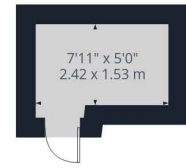
Virtual Tour:



Changing Lifestyles



Floor 0 Building 1



Floor 0 Building 2



Floor 0 Building 3

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.