



Bond
Oxborough
Phillips

Changing Lifestyles

15 Bramley Park

Bodmin

PL31 2BN



BRITISH
PROPERTY
AWARDS

2025

★★★★★

GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Guide Price - £415,000



Changing Lifestyles

01208 814055

15 Bramley Park, Bodmin, PL31 2BN



A beautifully modernised three-bedroom detached bungalow with stunning countryside views, mature gardens, generous parking and a versatile garage & workshop.

- Beautifully Modernised Detached Bungalow
- Three Generous Bedrooms
- Principal Bedroom with Modern En-Suite
- Stylish Navy Blue Kitchen/Dining Room
- Separate Laundry Room
- Spacious Living Room with Bay Window
- Stunning Town & Countryside Views
- Mature & Enclosed Rear Garden
- Potential to Incorporate Garage/Workshop, STPP
- Single Garage with Separate Workshop
- Driveway Parking for Multiple Vehicles
- Popular Bramley Park Location
- Final Finishing Works Currently Underway
- Council Banding - E
- EPC - D



Positioned within the popular residential setting of Bramley Park, Bodmin, 15 Bramley Park is an impressive three-bedroom detached bungalow currently undergoing the final stages of a comprehensive programme of modernisation.

The remaining works are being completed to create a fresh, stylish and up-to-date home, allowing its new owners to enjoy modern single-level living from the outset.

Upon entering, you are welcomed into a bright and well-proportioned home where the improvements have been carefully considered to provide both style and practicality.

Without doubt, the heart of the home is the modern kitchen and dining room. A trendy navy-blue kitchen creates an attractive focal point, complemented by a breakfast bar, modern appliances, generous worktop space and an excellent range of storage. There is plenty of room within the dining area for a substantial table, creating a sociable space equally suited to everyday meals or entertaining friends and family.

Conveniently positioned adjacent to the kitchen is a separate laundry room, providing dedicated space for household appliances and additional storage while keeping them away from the main kitchen. The laundry room also provides useful side access to the property's plot.

Double doors from the dining area lead naturally into the generously sized living room, creating a fantastic flow between the principal living spaces. This is a comfortable and inviting room with ample space for seating, making it the perfect place to relax and unwind. A particular highlight is the bay window, which frames impressive views across Bodmin towards the surrounding rolling countryside, while also allowing plenty of natural light into the room.

The accommodation continues with three generously proportioned bedrooms. The principal bedroom enjoys the added luxury of its own modern private en-suite, complete with a walk-in shower, W.C. and wash hand basin. The remaining bedrooms provide excellent flexibility for family, guests or those requiring a dedicated home office, while a contemporary family bathroom serves the remainder of the accommodation.

Outside, the property has just as much to offer. The mature and fully enclosed rear garden is a wonderful feature, predominantly laid to lawn and complemented by an attractive variety of established shrubs, creating a colourful and enjoyable space in which to relax, entertain or simply enjoy the outdoors.

Another particularly useful feature is the garage and adjoining workshop. The good-sized single garage provides secure parking and storage, while the workshop positioned to the rear offers valuable additional space for hobbies, tools or further storage. Subject to obtaining the necessary permissions and consents, there may also be potential to incorporate this area into the main accommodation, giving buyers an exciting opportunity to further adapt the property in the future.

To the front, a substantial private driveway provides off-road parking for multiple vehicles, while a useful store at the bottom of the driveway is ideal for keeping bicycles, bins and other everyday items neatly tucked away.

With its stylish new kitchen, spacious living accommodation, three bedrooms including an en-suite principal bedroom, beautiful garden, countryside views and versatile garage/workshop, 15 Bramley Park offers an excellent combination of modern presentation and practical single-level living. With the finishing touches to the renovation currently being completed, this is a fantastic opportunity to secure a home that has been thoughtfully brought right up to date.

Changing Lifestyles

Bramley Park is a popular residential development situated on the outskirts of Bodmin, offering a pleasant setting while remaining within easy reach of the town's wide range of everyday amenities. The development is particularly well suited to families and those looking for a modern residential environment, with convenient access to local schools, supermarkets, leisure facilities and the town centre.

Bodmin itself is well positioned for exploring both North and South Cornwall, with excellent road connections via the A30 and A38 providing straightforward access throughout the county. The town also benefits from Bodmin Parkway railway station, offering direct mainline services towards Plymouth, Exeter and London Paddington.

For those who enjoy the outdoors, the renowned Camel Trail is easily accessible and provides a scenic walking and cycling route towards Wadebridge and Padstow. Bodmin Moor is also close at hand, offering miles of countryside and open landscapes to explore.

With its combination of convenient transport links, nearby amenities and access to some of Cornwall's best countryside and coastline, Bramley Park provides a convenient base for modern family living in North Cornwall.



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.