Bond Oxborough Phillips

Changing Lifestyles

2 Boxwell Park

Bodmin

PL31 2BB

BRITISH PROPERTY AWARDS 2025

GOLD WINNER

ESTATE AGENT IN WADEBRIDGE & ROCK



Guide Price - £400,000







2 Boxwell Park, Bodmin, PL31 2BB

A beautifully renovated family home offering five bedrooms and flexible living across two floors..

- Impressive five-bedroom family home
- Fully renovated and finished to a high standard
- Spacious open-plan kitchen, living & dining room
- Modern kitchen with integrated appliances
- Two contemporary bathrooms
- Three bedrooms on the ground floor
- Flexible fifth bedroom / home office / dressing room
- Brand-new carpets and stylish modern finishes throughout
- Council Banding - C
- EPC - D







2 Boxwell Park is an impressive five-bedroom home which has been beautifully renovated and finished to a high standard throughout. Offering surprisingly generous accommodation, this versatile property provides excellent space for family life, working from home, guests or multi-generational living.

The property has been thoughtfully designed to make the most of the available space, with accommodation arranged over two floors and a particularly impressive open-plan living area forming the heart of the home.

On entering, the hallway provides an immediate sense of the quality and contemporary finish found throughout. Crisp neutral décor, fresh white walls and attractive wooden flooring create a bright and welcoming feel, with the flooring continuing through the main ground floor areas and bathrooms.

The ground floor offers excellent flexibility, with two bedrooms positioned towards the front of the property and a further bedroom to the rear. This arrangement would work particularly well for families or those requiring easily accessible bedroom accommodation.

The main living space is located at the rear and provides a superb open-plan kitchen, living and dining area. This generous room creates a sociable and practical environment, with plenty of space for relaxing, dining and entertaining. The modern dark wood kitchen provides a stylish focal point, complemented by a good range of storage, ample work surfaces and integrated appliances including a fridge/ freezer.

Also located on the ground floor is a contemporary family bathroom, fitted with both a separate bath and shower, together with a double wash hand basin, providing a practical and well-appointed space for everyday use.

The first floor continues to offer impressive proportions, with two further bedrooms and a second modern shower room. The principal bedroom is particularly spacious, comfortably accommodating a king-size bed alongside freestanding furniture, while the additional fifth bedroom provides excellent versatility and could be used according to the needs of the new owner.

Throughout the property, the bedrooms benefit from brand-new cream carpets, creating a warm and comfortable feel, while the wooden flooring to the main living areas provides a practical and contemporary finish.

Overall, 2 Boxwell Park offers an excellent combination of space, quality and flexibility. With five bedrooms, generous open-plan living accommodation and two modern bathrooms, this is a home that offers considerably more than its exterior might initially suggest and is ready for its new owners to move straight in and enjoy.

Changing Lifestyles

Bodmin is a historic market town positioned in the heart of Cornwall, making it an excellent base for exploring both the north and south coasts while offering a wide range of amenities for everyday living. The town has a strong community feel and provides a good selection of shops, supermarkets, cafés, restaurants, pubs and local businesses, alongside schools, healthcare facilities and leisure opportunities.

The surrounding countryside provides plenty of opportunities for walking and cycling, with Bodmin Moor close by offering beautiful open landscapes and miles of scenic routes to explore. The popular Camel Trail is also easily accessible, providing a fantastic route through the Cornish countryside towards Wadebridge and the coast.

Bodmin is particularly well positioned for travel, with convenient access to the A30 and A38, making journeys across Cornwall and beyond straightforward. Bodmin Parkway railway station is also nearby, offering regular mainline services towards London Paddington and other destinations.

The North Cornwall coastline is within easy reach, with popular destinations including Polzeath, Rock, Padstow and Port Isaac, while the south coast and its beaches can also be reached with ease.

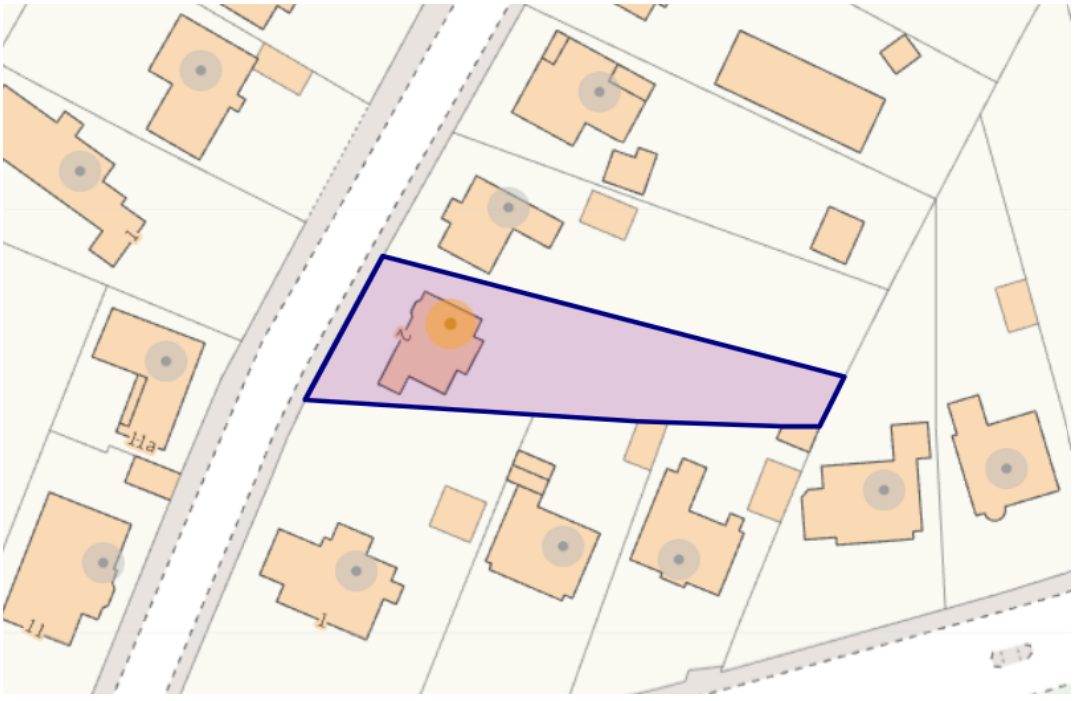
Combining a wealth of amenities, excellent transport links and a convenient central location, Bodmin is a popular choice for those looking to enjoy the Cornish lifestyle while remaining well connected to the rest of the county.









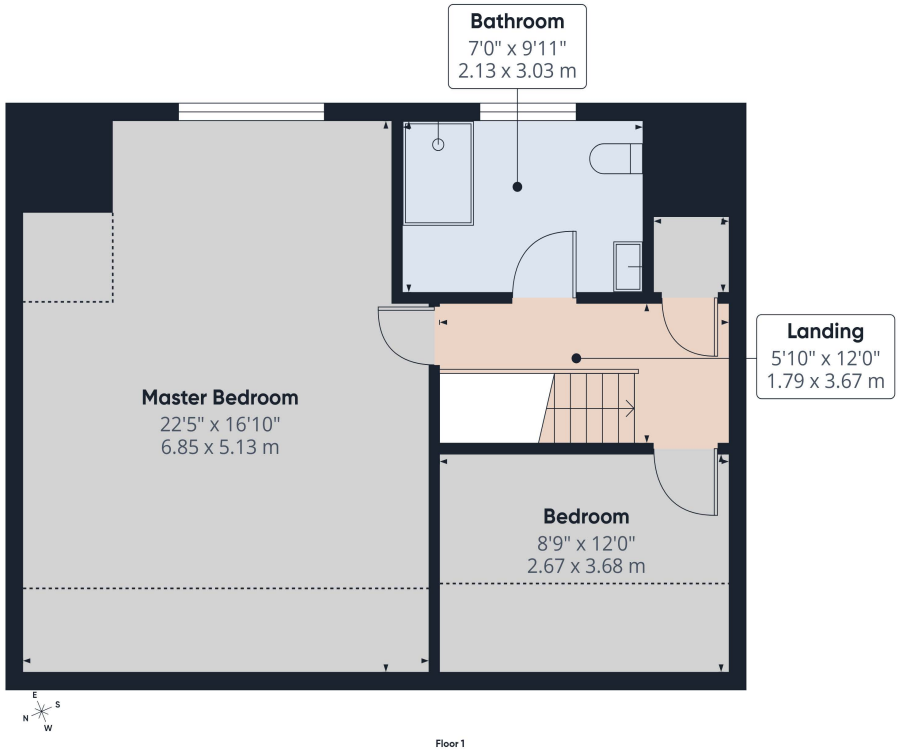


Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

Virtual Tour:

Changing Lifestyles





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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 recieve a referal 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.