



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Poplar Cottage

Kirland

PL30 5BJ



BRITISH  
PROPERTY  
AWARDS

2025

★★★★★

**GOLD WINNER**

ESTATE AGENT IN  
WADEBRIDGE & ROCK



**Guide Price - £425,000**



Changing Lifestyles

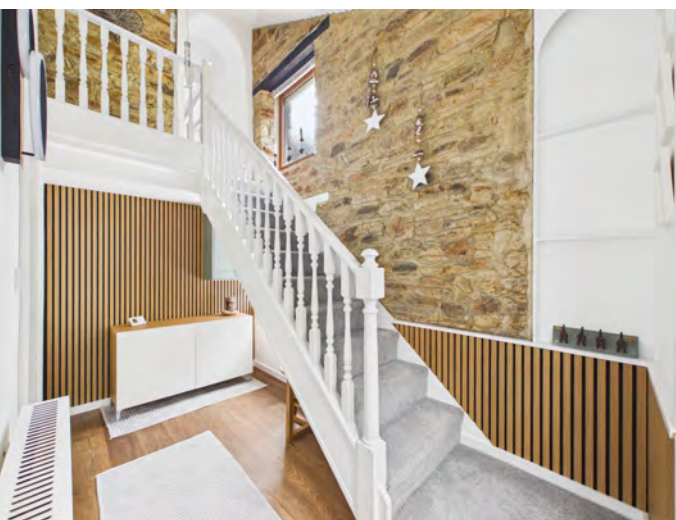
01208 814055

# Poplar Cottage, Kirland, PL30 5BJ



A Beautifully Renovated Detached Period Cottage, Blending Timeless Character with Contemporary Living, Set Within Generous Gardens in a Peaceful Riverside Setting.

- Beautifully Renovated Three-Bedroom Detached Period Home
- Stylish Blend of Contemporary Finishes and Period Character
- Impressive Vaulted Entrance Hallway with Exposed Stonework
- Characterful Living/Dining Room with Wood-Burning Stove
- Modern U-Shaped Kitchen with Adjoining Sunroom
- Versatile Ground-Floor Bedroom Suite with En-Suite
- Two Further Double Bedrooms and Luxurious Family Bathroom
- Generous, Level Gardens with Summerhouse and Mature Planting
- Covered Off-Road Parking for Two Vehicles
- Council Banding - D
- EPC - E



Nestled within the desirable setting of Kirland, Bodmin, Poplar Cottage is a beautifully renovated three-bedroom detached period home, effortlessly combining traditional character with stylish contemporary living.

Having undergone an extensive top-to-bottom renovation, the property has been thoughtfully transformed into a charming and individual home, boasting an impressive blend of exposed stonework, modern finishes and inviting living spaces. Set within a generous plot with established gardens, countryside views and a gently flowing river nearby, this wonderful home offers a fantastic opportunity for those seeking something truly special.

Upon entering the property, you are welcomed into an impressive vaulted entrance hallway, immediately setting the tone for the quality and character found throughout. A beautifully exposed stone wall runs alongside the staircase leading to the first floor, creating a striking feature that celebrates the property's heritage, while contemporary acoustic panelling introduces a stylish, modern contrast.

Moving through the property, the kitchen has been tastefully designed with a wood-effect finish, arranged in a practical U-shaped configuration offering ample worktop and storage space. Windows to multiple aspects allow natural light to flood the room, creating a bright and welcoming environment. There is also space for a small breakfast table or additional seating, making this a lovely spot to enjoy a morning coffee.

Adjoining the kitchen is a substantial sunroom, stretching along the rear aspect of the property. This versatile space enjoys a pleasant outlook across the gardens and surrounding countryside, providing an ideal area for additional seating, storage or simply somewhere to sit back and appreciate the peaceful surroundings from the comfort of home.

At the heart of Poplar Cottage lies the beautifully presented open-plan living and dining room, a wonderfully inviting space that perfectly captures the character of this period home. The living area centres around an attractive stone-built fireplace housing a wood-burning stove, creating a cosy focal point for those colder evenings. Exposed stone walls, traditional ceiling beams and carefully considered soft lighting further enhance the warmth and atmosphere of the room. There is also ample space for a dining table, making this an excellent setting for entertaining family and friends.

Completing the ground floor accommodation is a particularly versatile bedroom suite, ideally suited to those seeking ground-floor living or accommodation for visiting family members. Generous in its proportions, the bedroom benefits from its own beautifully finished contemporary en-suite shower room, comprising a shower, W.C. and wash hand basin. A further door leads into the adjoining utility room, which offers additional practicality but also presents exciting potential to be adapted into a secondary kitchenette. Subject to any necessary consents, this arrangement could create a self-contained internal annexe, ideal for multigenerational living or guests seeking additional independence.

Ascending to the first floor, the property continues to impress with two further well-proportioned double bedrooms, both offering comfortable accommodation and retaining the charm found throughout the home. Serving these bedrooms is a spacious and beautifully appointed family bathroom, finished to a contemporary standard and featuring a separate bathtub, walk-in shower, W.C. and wash hand basin. Together, the first-floor rooms provide an excellent balance of comfort, style and practicality.

Externally, Poplar Cottage occupies a generous and established plot, offering an attractive outdoor setting that perfectly complements the character of the home. The rear garden is predominantly level and laid to lawn, interspersed with mature shrubs, established trees and attractive planting, creating a wonderful space for outdoor enjoyment. Towards the end of the garden sits a charming summerhouse, offering an ideal retreat, hobby space or somewhere to unwind during the warmer months.

Adding to the appeal of the setting, a gently flowing river passes alongside the property, attracting an abundance of local wildlife and providing a peaceful natural backdrop to the gardens. This delightful feature enhances the sense of tranquillity and connection with the surrounding countryside.

To the front of the property, a further lawned garden is enclosed by an attractive stone wall, while a paved patio extends along the property, providing convenient, level access around the home and additional space for outdoor seating. Practicality has also been carefully considered, with covered parking available for two vehicles.

Poplar Cottage is a truly individual home that successfully brings together period charm, modern design and versatile accommodation, all within a delightful garden setting. With its extensive renovation, beautifully presented interiors and potential for multigenerational living, this exceptional property is sure to appeal to a wide range of purchasers.

An internal viewing is highly recommended to fully appreciate the character, quality and lifestyle that Poplar Cottage has to offer.

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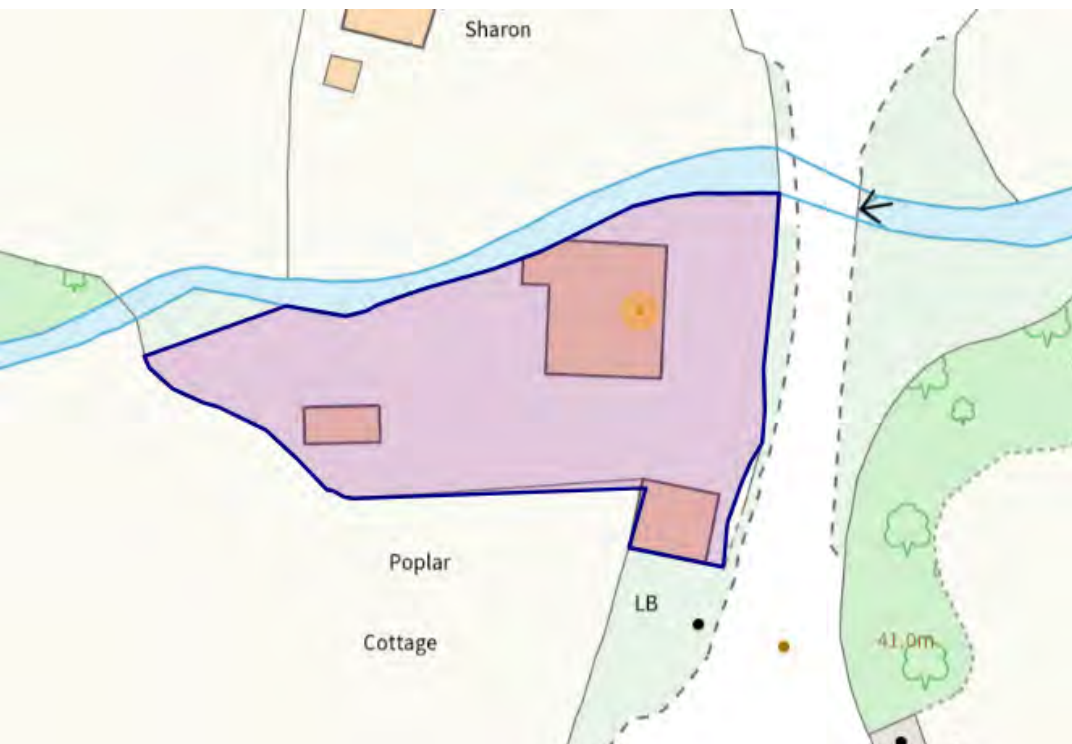
# Changing Lifestyles

Kirland is a well-established residential area situated within the historic market town of Bodmin, offering a convenient position within easy reach of the town centre and its wide range of everyday amenities.

Bodmin provides an excellent selection of independent shops, supermarkets, cafés, restaurants and leisure facilities, together with primary and secondary schooling and healthcare services. The town also benefits from access to beautiful open countryside, with nearby Bodmin Moor offering an abundance of scenic walks and outdoor pursuits.

For those looking to travel further afield, Bodmin enjoys excellent transport connections, with the A30 providing convenient access throughout Cornwall and into Devon. Bodmin Parkway railway station offers mainline services to London Paddington and other major destinations, while the popular coastal towns of Wadebridge, Padstow and the stunning beaches of North Cornwall are all within comfortable driving distance.

Combining the convenience of town living with easy access to Cornwall's beautiful countryside and coastline, Kirland provides an appealing setting for a wide range of prospective purchasers.

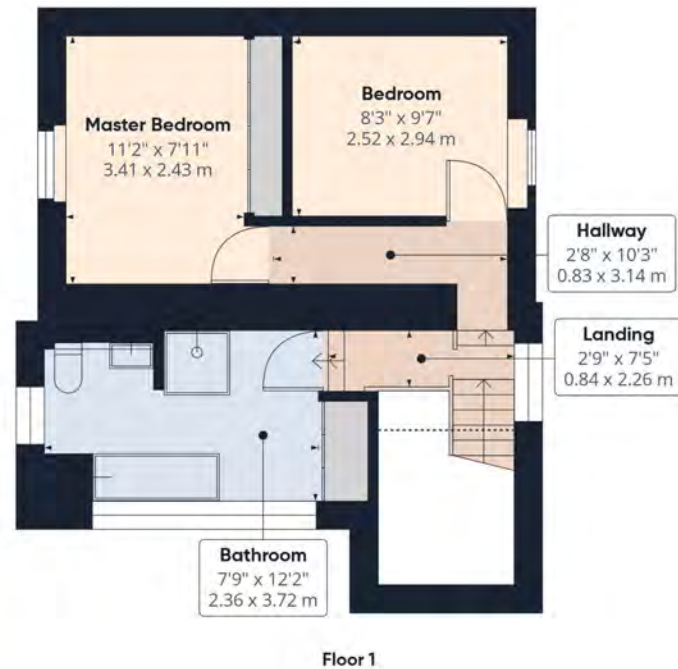


Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

Virtual Tour:



# Changing Lifestyles



## Have a property to sell or let?

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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 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.**

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