Bond Oxborough Phillips

Changing Lifestyles

11 Valley View, Bodmin, PL31 1BE

BRITISH PROPERTY AWARDS 2025 ★★★★★ GOLD WINNER ESTATE AGENT IN WADEBRIDGE & ROCK



Guide Price - £385,000







11 Valley View, Bodmin

Exceptional Four-Bedroom Detached Bungalow with Stylish Open-Plan Living, En-Suite & Beautiful Garden, Perfectly Positioned Beside Bodmin Beacon

- Impressive open-plan kitchen/dining space with central island, ideal for entertaining
- Seamless connection between the kitchen/dining area and the garden
- Cosy sitting room featuring a stylish Scandinavian-style wood-burning stove
- Principal bedroom with a well-appointed en-suite shower room
- Three further bedrooms offering flexible accommodation for family, guests or home working
- Private driveway providing off-road parking
- Attractive rear garden with summer house and raised decking
- Perfect spot for outdoor entertaining and enjoying the evening sunshine
- Superb location directly beside Bodmin Beacon, with scenic walks and open green space on the doorstep
EPC - D
- Council Tax Band - D







An exceptional four-bedroom detached bungalow, beautifully positioned within a highly regarded residential setting, offering elegant single-level living with a refined sense of space, light, and versatility throughout.

This impressive home is thoughtfully arranged around a striking open-plan kitchen and dining space, designed for modern living and effortless entertaining. Finished with quality materials and complemented by a central island, this sociable hub flows seamlessly into the garden, creating a perfect balance between indoor comfort and outdoor enjoyment.

The sitting room provides a sophisticated yet inviting retreat, featuring a Scandinavian-style wood-burning stove that forms a stylish focal point, ideal for cosy evenings.

The principal bedroom offers a calm and private sanctuary, complete with a well-appointed en-suite shower room. Three further bedrooms provide flexible accommodation, perfectly suited for family life, guest space, or a dedicated home office.

Outside, the property continues to impress with a private driveway to the front and a thoughtfully arranged rear garden. The garden enjoys a pleasant outlook and features a summer house with raised decking. An ideal spot to unwind or entertain while enjoying the last of the evening sun. Additional garden areas offer further scope for relaxation, gardening, or recreation.

Perfectly located, the property benefits from having Bodmin Beacon quite literally on the doorstep. Offering immediate access to scenic walks, open green space, and a tranquil setting for unwinding, all while remaining within easy reach of the town's amenities and transport links.

A home that effortlessly combines comfort, style, and lifestyle appeal in one of Bodmin's most desirable positions.

Viewing this home is highly recommended to fully appreciate all that this superb property has to offer. Call to view on 01208 814 055

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Situated in a highly regarded residential area of Bodmin, this property enjoys an enviable position right on the doorstep of Bodmin Beacon, offering beautiful woodland walks, open green spaces and scenic surroundings. Bodmin town centre is within easy reach, providing a range of shops, supermarkets, cafés, schools and everyday amenities. The town also benefits from excellent transport links, with convenient access to the A30, making it well placed for exploring the wider county and Cornwall's stunning north and south coasts. Combining a peaceful setting with everyday convenience, this is an ideal location for those seeking a relaxed lifestyle without compromising on accessibility.











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:



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 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.