Bond Oxborough Phillips

Changing Lifestyles

Brunel House
Bodmin
PL31 2EJ

BRITISH PROPERTY AWARDS 2025

GOLD WINNER

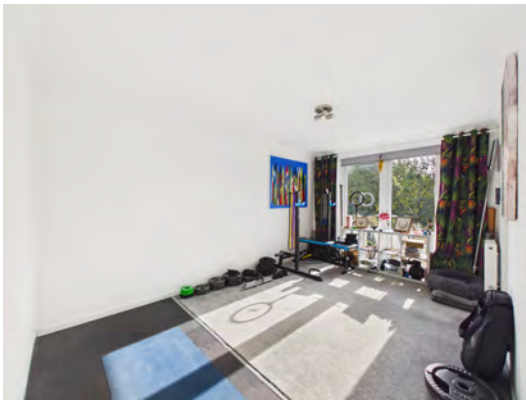
ESTATE AGENT IN WADEBRIDGE & ROCK



Guide Price - £425,000







Brunel House, Bodmin, PL31 2EJ

An Impressive Four-Bedroom Detached Home Offering Versatile Accommodation, Stunning Town Views, Expansive Sun-Soaked Decking and Beautifully Mature Private Gardens.

- Impressive Four-Bedroom Detached Family Home
- Spacious & Versatile Accommodation Throughout
- Excellent Potential for Multi-Generational Living
- Stunning First-Floor Living/Dining Room
- Principal Bedroom with En-Suite & Private Balcony
- Far-Reaching Views Across the Town
- Expansive, Level Sun-Soaked Decking Area
- Versatile Reception Room / Home Office
- Beautifully Established & Private Rear Garden
- Extensive Driveway Parking for Multiple Vehicles
- Council Banding - E
- EPC - D







Upon entering the property, you are welcomed into a bright and spacious entrance area, thoughtfully created by the current owners to provide a warm and inviting introduction to this impressive home.

Leading off the entrance area is a versatile reception room, currently utilised as a yoga studio. Enjoying plenty of natural light and double doors opening directly onto the garden, this wonderful space could easily lend itself to a variety of uses, whether as a home office, therapy room, hobby room or additional bedroom, depending on individual requirements. Continuing through the ground floor, you will discover three generously proportioned double bedrooms, each offering comfortable accommodation and excellent flexibility. Two of the bedrooms are particularly appealing, benefiting from double doors opening directly onto the expansive decking area, allowing natural light to flood the rooms while creating a wonderful connection with the outside space.

Completing the ground floor is a contemporary family bathroom, a practical and well-equipped utility room and a separate kitchen, providing everything required for comfortable day-to-day living. The arrangement of the ground floor is a particularly attractive feature of this home, offering excellent potential for multi-generational living. With bedrooms, bathroom facilities, a kitchen and independent living space all conveniently positioned on one level, it could provide a semi-independent area for extended family members, visiting guests or those seeking more accessible accommodation.

Ascending to the first floor, the property continues to impress, with the principal living accommodation thoughtfully positioned to take full advantage of the elevated outlook and far-reaching views across the town. The living and dining room is a particularly striking space, offering generous proportions and an abundance of natural light through expansive floor-length windows. Whether enjoying a quiet evening at home or entertaining friends and family, this wonderful room provides the perfect setting, with the impressive outlook creating a beautiful backdrop.

Positioned alongside the living accommodation is a well-appointed wraparound kitchen, offering an excellent range of cupboard and worktop space, creating a practical environment for preparing meals while remaining conveniently connected to the main living areas. Also occupying the first floor is the impressive principal bedroom suite, providing a peaceful retreat away from the remainder of the accommodation. This generously sized bedroom benefits from its own en-suite facilities and direct access onto a private balcony, where the elevated position allows you to sit back, relax and admire the wonderful views across the surrounding town and beyond.

Extending along the rear of the property is a substantial, level timber decking area, providing an outstanding space for outdoor entertaining. With ample room for garden furniture, alfresco dining and relaxing in the sunshine, this impressive terrace is perfectly suited to summer barbecues, family gatherings or simply enjoying a morning coffee while taking in the peaceful surroundings. From the decking, a gently sloping ramp provides convenient access down to the delightful rear garden, creating an easy transition between the two outdoor areas.

The garden itself is a wonderful private retreat, predominantly laid to lawn and surrounded by an attractive variety of mature trees, established hedging and colourful shrubs. These beautifully maintained surroundings create a peaceful and secluded atmosphere, while the sunny aspect makes the garden a particularly enjoyable place to spend time throughout the warmer months. The generous lawn provides plenty of space for children to play, pets to roam or keen gardeners to enjoy, while the mature planting adds character, colour and interest throughout the seasons. The enclosed nature of the plot further enhances the feeling of privacy, making this a truly inviting outdoor environment.

To the front, the property enjoys an extensive private driveway providing off-road parking for multiple vehicles, a valuable feature for larger families or those regularly welcoming visitors. The elevated position is another particularly appealing aspect of the property, offering wonderful far-reaching views across the town and surrounding landscape, best appreciated from the first-floor living accommodation and private balcony.

Combining flexible and generously proportioned accommodation with outstanding outdoor entertaining spaces, mature gardens, plentiful parking and an enviable outlook, this impressive detached residence offers a fantastic opportunity for families seeking a home that can adapt to their changing needs.

Changing Lifestyles

Bodmin is a historic market town situated in the heart of Cornwall, offering a fantastic combination of everyday convenience, rich heritage and easy access to some of the county's most beautiful countryside and coastline. The town benefits from a wide range of amenities, including supermarkets, independent shops, cafés, restaurants, leisure facilities and both primary and secondary schools, making it a popular choice for families, professionals and those seeking a well-connected Cornish location.

Surrounded by attractive countryside, Bodmin is ideally positioned for exploring the rugged beauty of Bodmin Moor, with its open landscapes, scenic walking routes and picturesque villages. The popular Camel Trail is also easily accessible, providing a traffic-free cycling and walking route linking Bodmin with Wadebridge and Padstow.

The town enjoys excellent transport connections, with the A30 providing convenient access towards Exeter and the wider South West, whilst Bodmin Parkway railway station offers mainline services to destinations including Plymouth, Exeter and London Paddington. The stunning North Cornwall coastline, with popular destinations such as Polzeath, Rock, Port Isaac and Padstow, is also within easy reach.

Combining a strong sense of community, excellent local facilities and a central location, Bodmin offers an appealing lifestyle for those looking to enjoy the very best of Cornwall whilst remaining well connected to the rest of the county and beyond.











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:



Floor 0



Floor 1

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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.