Bond Oxborough Phillips

*Changing Lifestyles*

# 8 Oak Park

# St Tudy

# PL30 3PG

BRITISH PROPERTY AWARDS 2025

GOLD WINNER

ESTATE AGENT IN WADEBRIDGE & ROCK



## Guide Price - £400,000







# 8 Oak Park , St Tudy, PL30 3PG

## A Charming Three-Bedroom Detached Bungalow in the Heart of St Tudy, Offering Spacious Accommodation, Private Garden and No Onward Chain..

- Well-presented three-bedroom detached bungalow
- No onward chain
- Sought-after village location in St Tudy
- Spacious sitting/dining room
- Modern fitted kitchen with integrated appliances
- Principal bedroom with en-suite bathroom
- Separate study and garden-facing sunroom
- Private enclosed garden and off-road parking
- Council Banding - D
- EPC - D







An excellent opportunity to acquire this well-presented three-bedroom detached bungalow, situated in the heart of the sought-after village of St Tudy. Offering spacious and versatile accommodation throughout, the property features a generous sitting/dining room, modern fitted kitchen, separate study and a delightful sunroom overlooking the garden. Further benefits include three bedrooms, two bathrooms, ample storage and private off-road parking. Outside, the property enjoys an attractive, enclosed rear garden, providing a wonderful setting for relaxation and entertaining. Offered to the market with no onward chain, this charming home is ideally suited to those seeking comfortable single-level living in a desirable village location.

Upon entering the property, you are welcomed into a separate entrance porch, providing a practical space for coats and footwear before stepping into a spacious central hallway, which connects the main accommodation.

Positioned to the right is the principal bedroom, a generously proportioned double room benefiting from built-in storage and its own en-suite bathroom, complete with a bath and overhead shower, wash hand basin and WC.

Continuing along the hallway, the family shower room is located on the left and features a walk-in shower, wash hand basin and WC.

Towards the rear of the bungalow are two further bedrooms, comprising a comfortable double with fitted wardrobes and a well-sized single room, ideal for guests, family members or alternative uses. The hallway also incorporates two useful storage cupboards, adding to the practicality of the layout.

The main living accommodation is positioned on the left-hand side of the property, where a generous sitting/dining room provides an inviting space for everyday living and entertaining. With ample room for comfortable seating and a dining table, this welcoming area forms the heart of the home.

Leading directly from the sitting room is a separate study, offering a quiet and versatile space for those working from home, pursuing hobbies or requiring an additional reception area.

Adjoining the living room is a modern fitted kitchen, thoughtfully arranged with plenty of cupboard and worktop space. Integrated appliances include a dishwasher, oven and microwave, with further provisions for a washing machine and tumble dryer. An external door offers convenient access to the garden. Completing the accommodation is a delightful sunroom, accessed from the sitting room.

The rear garden is a particularly appealing feature of the property, offering a wonderful sense of privacy within an established and enclosed setting. Predominantly laid to lawn, the garden is complemented by attractive planting, mature shrubs and paved seating areas, creating an ideal space for outdoor dining, gardening or simply enjoying the surroundings.

To the front, the property benefits from private off-road parking, providing convenient access to the bungalow.

Combining generous living accommodation, a private garden and a highly desirable village setting, this charming bungalow presents a fantastic opportunity for a variety of purchasers. With the added advantage of no onward chain, an early viewing is highly recommended.

# Changing Lifestyles

Nestled in the heart of North Cornwall, St Tudy is a picturesque and tranquil village steeped in rural charm and centuries of history. Surrounded by rolling farmland, wooded valleys, and winding country lanes, the village offers a peaceful escape while remaining within easy reach of Cornwall's dramatic coastline and rugged moorland.

Located just a few miles northeast of Bodmin Moor and around six miles from the popular town of Wadebridge, St Tudy enjoys a prime central position. This makes it an ideal base for exploring both the north coast beaches—including Polzeath, Rock, and Port Isaac—as well as the wild beauty of the moor. The Camel Trail, a much-loved cycling and walking route, is also close by.

At the heart of the village stands the historic St Tudy Parish Church, dedicated to St Tudius and dating back to the 15th century. The village is home to a number of well-regarded amenities including a primary school, a welcoming village hall, and an award-winning community-run shop and Post Office—a true hub for local life. The popular St Tudy Inn, a traditional pub known for its food and atmosphere, further adds to the charm.

Despite its peaceful, rural setting, St Tudy is well-connected via a network of minor roads and has easy access to the A39, one of Cornwall's key routes.

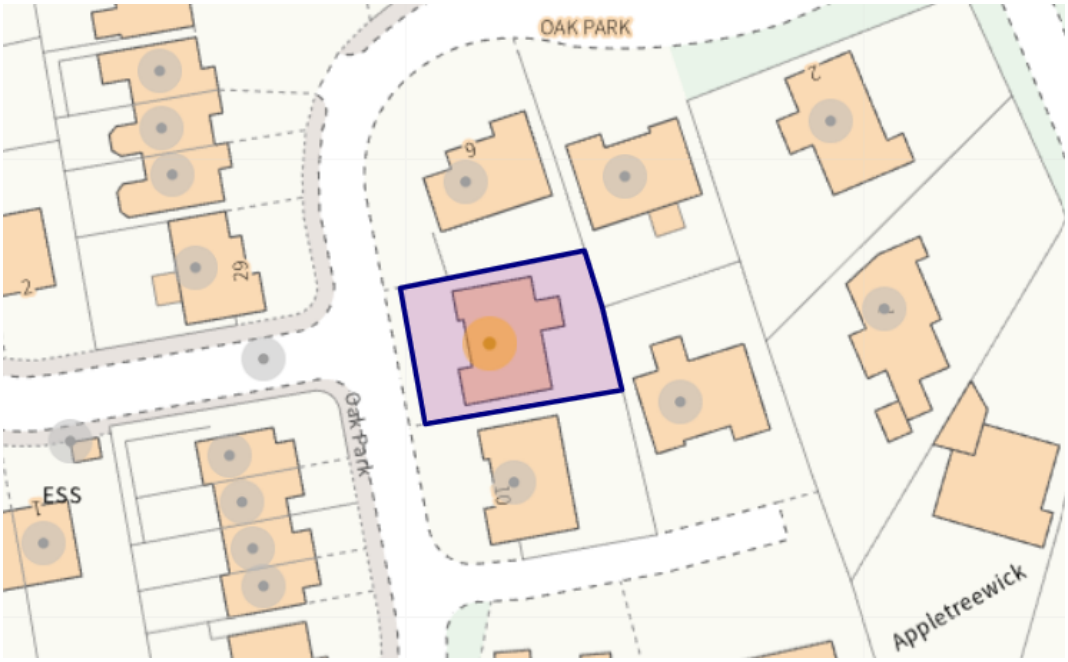
Whether you're drawn by the serene countryside, rich local heritage, or the perfect balance between coast and moor, St Tudy offers a quintessential Cornish village lifestyle with enduring appeal.












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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**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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