Bond Oxborough Phillips

Changing Lifestyles

7 Oak Ford
Lanhydrock
PL30 5BP

BRITISH PROPERTY AWARDS 2025

GOLD WINNER

ESTATE AGENT IN WADEBRIDGE & ROCK



Guide Price - £725,000







7 Oak Ford, Lanhydrock, PL30 5BP

An Impressive Bespoke 4/5 Bedroom Detached Residence, Offering Generous & Versatile Living Accommodation, Beautifully Established Gardens & Detached Double Garage, Set Within the Exclusive Oak Ford Estate at Lanhydrock Hotel & Golf Club. Offered Chain Free.

- Impressive Bespoke 4/5 Bedroom Detached Home
- Exclusive Oak Ford Residential Estate
- Spacious & Versatile Living Accommodation
- Three Generous Reception Rooms Plus Study
- Impressive Master Bedroom Suite, With Substantial Dressing Room And Private En-suite
- Four Double Bedrooms, Two With En-Suites
- Generous Gardens With Tiered Patio Areas
- Detached Double Garage & Ample Parking
- Peaceful & Private Countryside Setting
- Situated Within Lanhydrock Hotel & Golf Course
- Offered With No Onward Chain
- Council Banding - G
- EPC - TBC







Situated within the exclusive Oak Ford residential estate, set amongst the beautiful surroundings of Lanhydrock Hotel & Golf Club, 7 Oak Ford is an impressive, bespoke four/five-bedroom detached residence, offering generous and versatile accommodation, beautifully established gardens and a detached double garage. Enjoying a peaceful and private setting, this substantial family home combines spacious living areas with a thoughtfully designed layout, perfectly suited to modern family life and entertaining.

Upon entering the property, a welcoming entrance porch leads through to a spacious central hallway, where a striking staircase with glass balustrading creates an immediate sense of space and character. The hallway provides access to the principal ground-floor accommodation, beginning with a versatile study or home office, ideal for those working from home or potentially providing a fifth bedroom if required.

Continuing through the property, a generously proportioned formal living room provides a wonderful space to relax and unwind, with French doors opening directly onto the rear garden, allowing natural light to flow throughout the room. Adjacent to this is a separate formal dining room, again benefiting from French doors leading outside, creating an excellent setting for family gatherings and entertaining guests.

The kitchen offers an abundance of cupboard and drawer storage alongside generous worktop space, providing a practical environment for everyday cooking and family life. Conveniently positioned alongside is a separate utility room, offering additional space for household appliances and direct access to the garden. Completing the ground-floor accommodation is a further reception room or snug, a particularly versatile space which would lend itself perfectly to a cosy reading room, television lounge or additional social area.

Ascending the attractive staircase, a spacious first-floor landing provides access to four generously sized double bedrooms and the family bathroom. The impressive master bedroom suite is a particular highlight of the property, offering a wonderful sense of space and privacy, complete with a substantial dressing room and private en-suite bathroom.

A second generously proportioned double bedroom also benefits from its own private en-suite facilities, making it ideal for guests or family members. Two further double bedrooms complete the sleeping accommodation, both served by a separate family bathroom.

Externally, the property continues to impress with its generous and established gardens, offering a variety of spaces to enjoy throughout the year. Immediately to the rear of the residence is an attractive tiered patio area, providing an excellent setting for outdoor dining, entertaining and relaxing whilst enjoying the peaceful surroundings. To the side of the property, a further lawned garden provides additional outdoor space, with convenient access towards the detached double garage. Beyond the garage, another section of garden offers further space and potential for a variety of outdoor uses.

The detached double garage is complemented by ample driveway parking for multiple vehicles, a particularly practical feature for a home of this size.

Offered to the market with no onward chain, 7 Oak Ford represents a fantastic opportunity to acquire a substantial and individually designed family home in one of the area's most desirable residential settings. With its generous accommodation, beautiful gardens and enviable position alongside Lanhydrock Golf Course, an internal viewing is highly recommended to fully appreciate everything this wonderful property has to offer.

Changing Lifestyles

Situated within the exclusive Oak Ford residential estate, this wonderful location offers a peaceful countryside setting surrounded by mature woodland and the beautifully maintained grounds of Lanhydrock Hotel & Golf Club. Oak Ford is a private development comprising just thirteen properties, tucked away in a secluded position alongside the golf course, providing a wonderful sense of privacy and tranquillity.

Lanhydrock Hotel & Golf Club is renowned for its picturesque 18-hole parkland course, complemented by a welcoming clubhouse, restaurant, bar and leisure facilities. The surrounding countryside provides a beautiful backdrop, with an abundance of woodland walks and outdoor activities to enjoy.

Despite its peaceful setting, Oak Ford is conveniently positioned just a short drive from the historic town of Bodmin, offering a wide range of shops, supermarkets, schools and everyday amenities. The nearby National Trust Lanhydrock Estate is another highlight, with its magnificent country house, extensive parkland, woodland walks and cycling trails.

Excellent access to the A30 provides convenient connections across Cornwall, while Bodmin Parkway railway station and the charming town of Lostwithiel are also within easy reach. Cornwall's stunning north coast is approximately half an hour's drive away, offering access to beautiful beaches, picturesque coastal villages and popular destinations such as Polzeath, Rock and Padstow. The south coast is similarly accessible, providing a wonderful variety of coastal destinations to explore.

Combining an exclusive residential setting with beautiful natural surroundings, excellent accessibility and convenient access to both of Cornwall's spectacular coastlines, Oak Ford offers an exceptional balance of countryside living and everyday convenience.











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 Building 1



Floor 1 Building 1



Floor 0 Building 2

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.

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