



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Porthia  
Burlawn  
PL27 7LD



BRITISH  
PROPERTY  
AWARDS

2023

★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN WADEBRIDGE  
& ROCK



**Guide Price - £925,000**



Changing Lifestyles

01208 814055



# Porthia, Burlawn, PL27 7LD



Porthia is a stunning 5/6-bedroom detached home, nestled in the desirable village of Burlawn, just 5 minutes from Wadebridge. Offering spacious living and a tranquil setting, it's the perfect family home with easy access to local amenities and the beauty of Cornwall.

- Impressive Modern Family Home
- 5/6 Double Bedrooms
- 4 Private Ensuites
- Private Parking and Detached Double Garage
- Spacious Living Room
- Large Kitchen & Separate Dining Room
- Master Bedroom with Private Balcony
- Stunning Rural Views
- Peaceful & Private Plot
- Floor to Ceiling Bespoke Windows
- Large Raised Terrace
- Freehold
- Parking for Multiple Vehicles
- EPC - E
- Council Banding - G

Nestled in the tranquil hamlet of Burlawn, just on the outskirts of Wadebridge, sits Porthia, a stunning executive-style home that effortlessly blends contemporary design with rural charm. Whether you're seeking a grand family residence or a property with potential for a bed & breakfast, Porthia presents endless possibilities.

Upon entering, you are welcomed by a generous entrance hallway featuring a striking vaulted ceiling, with Velux windows that illuminate the space with natural light. The grand staircases rise to the first-floor accommodation and descend to the lower ground floor, creating a seamless flow throughout the home. The central sitting room provides a cosy retreat, complete with an open fireplace and a cast-iron wood-burning stove. A wall of windows, including patio doors, opens onto the front sun terrace, offering a wonderful space to relax while enjoying the surrounding gardens and sweeping countryside views.

The heart of the home is the jaw-dropping kitchen, located on the lower ground floor. This beautifully appointed space is designed for those who love to cook and entertain. Featuring a high-specification range of modern cabinets, chunky granite worktops, and a generous island unit that doubles as a breakfast bar, the kitchen is both functional and stylish. Fully integrated with premium appliances, including a large Rangemaster oven, it provides everything needed for culinary success. French doors lead from the kitchen to the formal dining room, a light-filled space with additional French doors opening onto the rear patio, creating a seamless connection between indoor and outdoor living.

The lower ground floor also offers a flexible study or potential sixth bedroom, a utility room, cloakroom, and a boiler room, ensuring all your practical needs are met with ease.

On the main level of the property, three spacious bedrooms share a beautifully appointed family bathroom. One of these bedrooms features an en-suite bathroom, fitted wardrobes, and doors that open onto a private enclosed balcony, offering views of the countryside and meticulously maintained gardens. The family bathroom boasts both a separate shower enclosure and a bath, adding a touch of luxury.

The first floor is home to two additional double bedrooms, both of which offer en-suite bathrooms with separate shower enclosures. Each bedroom also benefits from fitted wardrobes. The master bedroom is a true retreat, complete with a private and sheltered balcony offering stunning, far-reaching views over the surrounding countryside and the scenic Hustyns Woods.

Porthia is approached through impressive wrought-iron gates, leading to a generous brick-paved driveway. The detached double garage is fully equipped with electricity, power, and lighting, providing ample space for vehicles and storage.

The gardens are undoubtedly one of the property's standout features. Meticulously designed and beautifully landscaped, they offer a peaceful oasis of privacy. The rear garden, predominantly laid to lawn, enjoys a sunny southern aspect and is bordered by a lush array of mature plants, shrubs, and trees. A large patio runs along the back of the property, providing an ideal space for outdoor dining and relaxation. Steps lead up to the sun terrace, while the gardens are thoughtfully designed on either side of the house, providing additional spaces to enjoy. The entire garden is enclosed by a secure fence boundary, ensuring both privacy and tranquillity.

With its exceptional location, high-end finishes, and thoughtfully designed layout, Porthia offers the best of both worlds: the charm of rural living with easy access to nearby towns and amenities. The property is equipped with mains electricity, metered water, private drainage, and an oil-fired central heating system, ensuring modern comfort throughout.

An internal viewing is highly recommended to fully appreciate the quality and elegance on offer at Porthia. Whether you're searching for a luxurious family home or an opportunity to run a bed & breakfast, this exceptional property is ready to welcome its new owners.









# Changing Lifestyles





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Nestled in the picturesque Cornish countryside, Burlawn is a highly sought-after village, offering a peaceful and tranquil setting just 5 minutes from the bustling town of Wadebridge. The village enjoys an enviable location, providing easy access to some of Cornwall's most famous coastal destinations, including the sandy shores of Polzeath and the beautiful estuary-side village of Rock. Both are within a short drive, offering a range of activities from surfing and sailing to scenic beach walks and dining at local pubs and cafes.

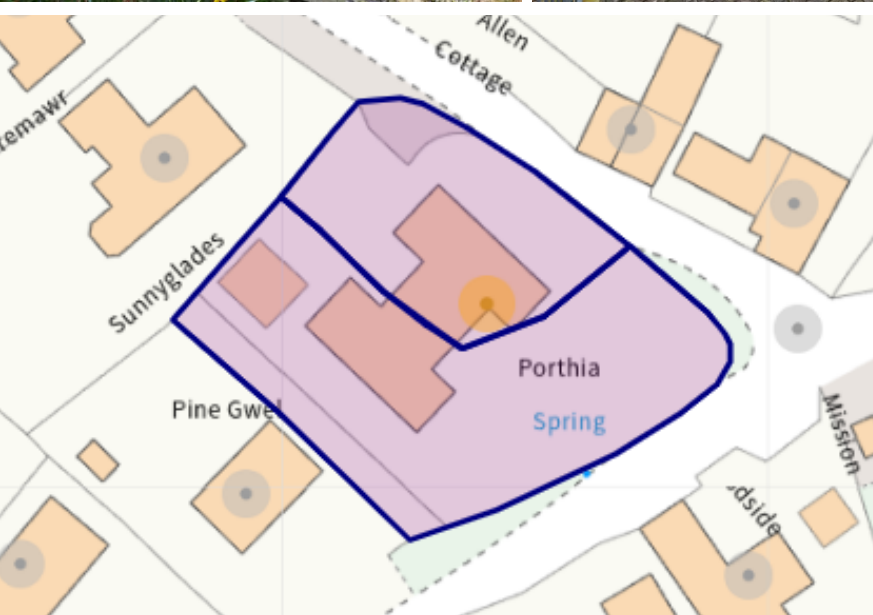
Burlawn itself is a wonderful blend of rural charm and convenience. The nearby town of Wadebridge is just moments away, offering a wide variety of shops, supermarkets, cafes, restaurants, and essential services. It's also home to the Camel Trail, which provides a scenic route for walking and cycling along the river, perfect for outdoor enthusiasts.

For those who enjoy a good pub, The Mariners Pub in Rock is only a short distance away, offering a welcoming spot to enjoy a meal or drink while taking in views over the estuary. In addition to the local amenities, Burlawn is surrounded by a wealth of natural beauty, with numerous local walks through peaceful woodlands and along the riverbanks, allowing residents to enjoy the best of Cornwall's stunning landscapes right on their doorstep.

Whether you're looking to spend your days exploring the nearby beaches, enjoying walks in the countryside, or simply relaxing in a peaceful village setting with excellent access to nearby towns, Burlawn offers the ideal balance of coastal living and rural tranquility. This charming village is the perfect location for those seeking a serene yet connected lifestyle in one of Cornwall's most desirable areas.







Please do not hesitate to contact the  
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Bond Oxborough Phillips  
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**01208 814055**  
for more information or to arrange an  
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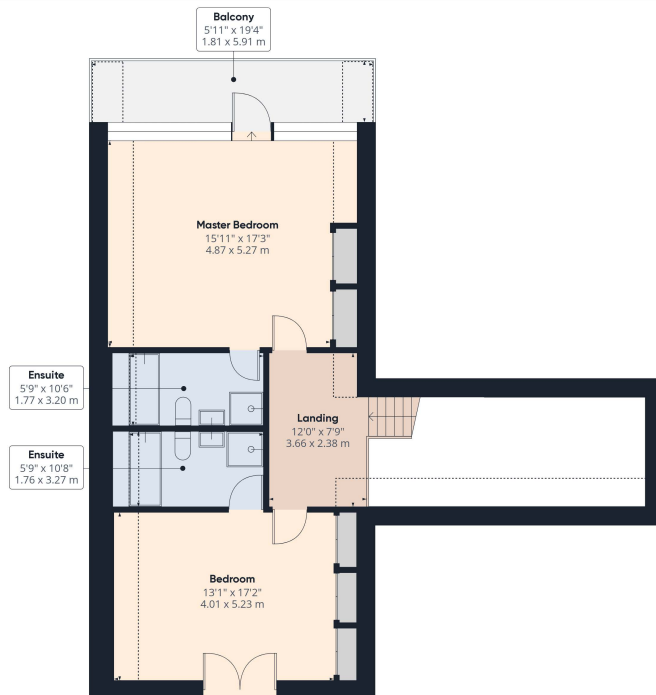


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If you are considering selling or letting your home, get in contact with us today on 01837 500600 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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 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.

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