



Bond
Oxborough
Phillips

Changing Lifestyles

The Haybarn

St Minver

PL27 6RE



BRITISH
PROPERTY
AWARDS

2023

★★★★★

GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £375,000



Changing Lifestyles

01208 814055

The Haybarn, St Minver, PL27 6RE



Set on the outskirts of St Minver sits a fabulous three bedroom Semi-detached home, with generous living space throughout..

- Impressive Semi-Detached Home
- Family Bathroom & Master En-Suite
- Stunning views
- Spacious Kitchen & Dining Room
- Living Room with Wood Burner
- Private Rear Garden
- Off-Road Parking
- Short Drive to Rock & Polzeath
- Double Garage and Workshop
- Council Banding - C
- EPC - F



Have you ever imagined owning a stunning property just two minutes away from one of the UK's best coastal towns? Bond Oxborough Phillips is thrilled to present this exceptional three-bedroom semi-detached home on the outskirts of St Minver – a true gem waiting to be discovered.

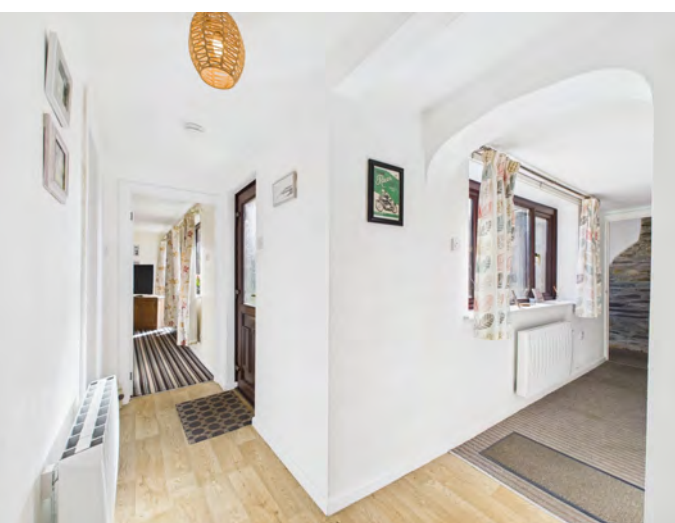
As you step inside, you're immediately welcomed by a practical porch, perfect for storing all your outdoor gear. Continue through to find a spacious, open-plan kitchen and dining area that's flooded with natural light, thanks to double doors that open up to the private, low-maintenance rear garden – an ideal space for relaxing or entertaining.

The ground floor also features a comfortable double bedroom with a peaceful garden view, a family bathroom, and a cosy living room with a beautiful wood burner, creating a warm and inviting atmosphere.

Take the staircase, beautifully adorned with exposed stone, to the top floor, where two generous double bedrooms await. The master suite offers a private ensuite and breathtaking views over the surrounding countryside, providing a tranquil retreat at the end of the day.

This remarkable property also boasts a double carport with an additional workshop space, ample parking, and a meticulously maintained front garden.

To truly appreciate the charm and beauty of this home, a visit is a must. Don't miss the chance to make this stunning property your own!

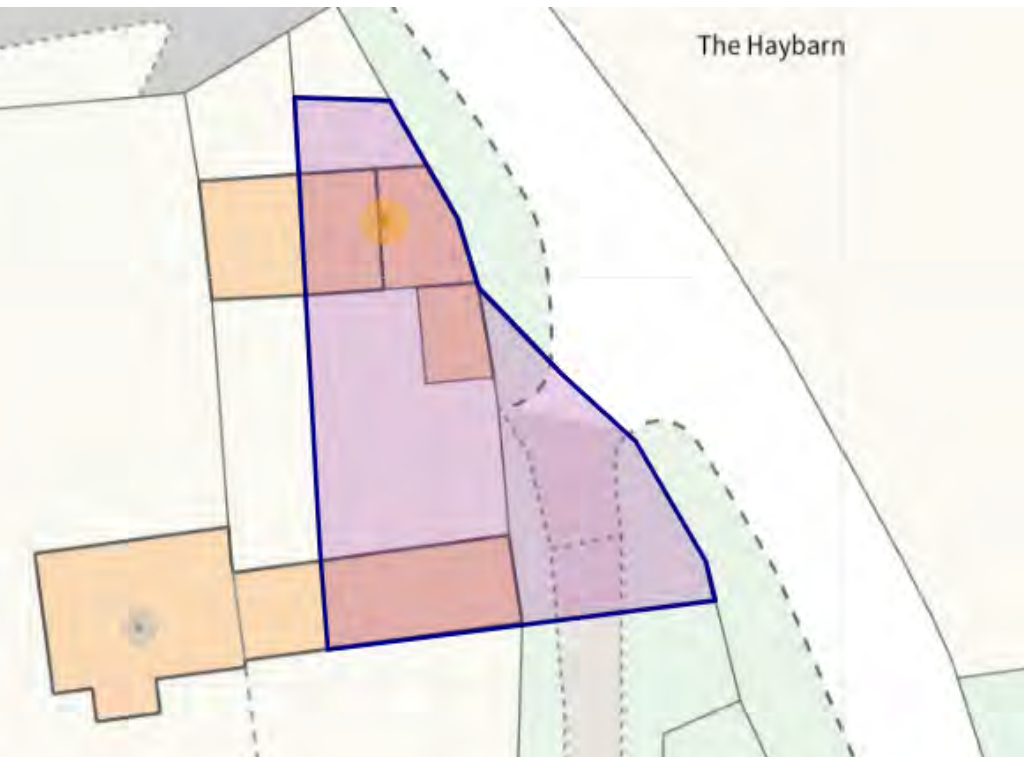


Changing Lifestyles

St Minver is a charming village located in North Cornwall, nestled just a stone's throw from the popular beach resorts of Rock and Polzeath. With its idyllic rural setting, St Minver offers a peaceful retreat while still being incredibly close to some of Cornwall's most sought-after destinations.

A short drive from the village takes you to the scenic and sandy shores of Rock, known for its sailing, watersports, and stunning views across the Camel Estuary to Padstow. Just a little further along the coast, you'll find Polzeath, famous for its surfing and vibrant beach atmosphere.

For those seeking a taste of Cornwall's local culture and cuisine, the Mariners Pub in Rock is a popular spot, serving delicious meals and drinks with views over the estuary. With easy access to both the bustling coastline and the tranquil countryside, St Minver is the perfect place to enjoy the best of Cornwall's diverse offerings.



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.

Scan here for our 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 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.

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.