



Bond
Oxborough
Phillips

Changing Lifestyles

2 Church View Mews Trenance PL27 7QX



BRITISH
PROPERTY
AWARDS

2023

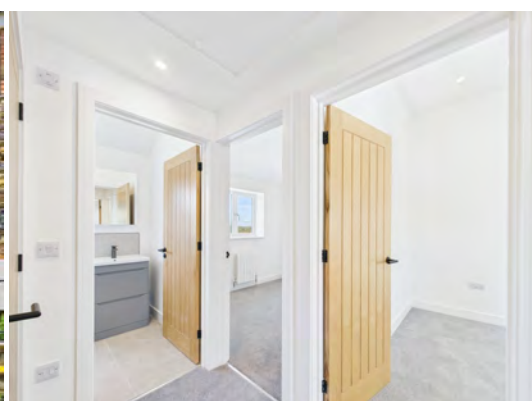
★★★★★

GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £335,000



Changing Lifestyles

01208 814055

2 Church View Mews, Trenance, PL27 7QX



A Contemporary 3-Bedroom New Build Terrace in the Idyllic Village of Trenance, St Issey – Perfectly Blending Modern Living with Countryside Tranquility and Convenience.

- Impressive Terraced Modern Home
- Modern Family Bathroom
- Stunning views
- Open Plan Kitchen, Dining & Living Room
- Practical Ground Floor W.C
- Private Rear Garden with Patio
- Off-Road Parking
- Popular Location
- Completed 2024!
- Council Banding - tbc
- EPC - B



2 Church View Mews is a beautifully crafted, bespoke 3-bedroom terraced new build nestled in the picturesque village of Trenance, St Issey. Offering modern living with a countryside backdrop, this property is the perfect blend of comfort, style, and convenience.

Upon entry, you are welcomed into a bright and inviting hallway, setting the tone for the home. To the right, a convenient W.C adds practicality to the ground floor. To the left, you'll find a doorway leading to a spacious open-plan kitchen, dining, and living area. The kitchen is equipped with sleek, modern integral appliances, ample worktop space, and a design that any keen cook will appreciate.

The adjoining dining and living spaces are light and airy, with wooden-style flooring throughout and contemporary LED lighting. This is an ideal space to relax with family and friends or unwind in the evening. French doors provide seamless access to the private rear garden, offering a perfect spot for alfresco dining and outdoor relaxation. A handy storage cupboard completes this area.

Upstairs, a spacious landing with an airing cupboard leads to three double bedrooms. The master bedroom is the largest, providing plenty of room for furnishings and storage. The modern family bathroom completes the first floor, featuring a bath with a shower unit, WC, and basin, all finished to a high standard for comfort and convenience.

Externally, the property benefits from private parking in a communal area and a private rear garden with a patio and rear gate. To the front, the property is elevated from the roadside, giving it a charming presence with a stone fascia that adds character. Modern features such as air source heating and private drainage further enhance the appeal of this home.

2 Church View Mews is an excellent opportunity for first-time buyers or investors looking for a high-quality, low-maintenance property in a desirable location. A viewing is highly recommended to fully appreciate everything this home has to offer.



Changing Lifestyles

Trenance is a peaceful and picturesque hamlet located in the heart of the charming village of St Issey, just a short distance from the beautiful North Cornwall coast.

Surrounded by rolling countryside and stunning natural landscapes, Trenance offers a serene and idyllic setting for those seeking a rural retreat while remaining close to the coast and local amenities.

St Issey itself is a traditional Cornish village with a rich history, and it's well-connected to nearby towns, including Wadebridge and Padstow, both of which offer a range of shops, restaurants, and leisure facilities. The village is just a short drive from the sandy beaches of the Camel Estuary, including the popular spots of Rock, Polzeath, and Trevone, perfect for surfing, walking, and enjoying the breathtaking coastal views.

Trenance's central location makes it an excellent base for exploring the best of Cornwall. The nearby Camel Trail offers scenic walking and cycling routes along the estuary, while the stunning coastal footpaths provide access to some of the most beautiful landscapes in the county. With its rural charm, excellent connectivity, and proximity to the coast, Trenance is a hidden gem for those looking to enjoy the best of Cornwall's natural beauty.



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



Floor 1

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.