



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

2 Meadow Way

St Issey

PL27 7QR



BRITISH  
PROPERTY  
AWARDS

2023

★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN WADEBRIDGE  
& ROCK



**Guide Price - £450,000**



Changing Lifestyles

01208 814055



# 2 Meadow Way, St Issey, PL27 7QR



2 Meadow Way: A spacious 4-bedroom detached home nestled in the peaceful village of St Issey, offering the perfect blend of countryside living and modern comfort.

- Impressive Detached Home
- Family Bathroom & Master En-Suite
- Mature Rear Garden
- Modern Kitchen
- Practical Utility/Store Room
- Private Parking
- Detached Single Garage
- Popular Location
- Council Banding - D
- EPC - D



Located in the peaceful village of St Issey, 2 Meadow Way is a fantastic 4-bedroom detached family home offering a perfect balance of modern living and convenient coastal access.

The property comes with the added benefit of end-of-chain status, making it an ideal choice for those looking to move quickly. Featuring a single garage with a utility/store and private parking, this home has everything a growing family could need.

Upon entering, you're greeted by a large hallway, setting the tone for the spacious accommodation throughout. To the right, the kitchen/dining room offers a modern kitchen with integrated appliances and ample worktop space, perfect for those who enjoy cooking and entertaining. Adjacent to this is the generous living room, which benefits from sliding doors leading out to the rear garden, creating a seamless flow between indoor and outdoor living. This bright and airy room is a wonderful space to relax and unwind in the evenings.

The ground floor also hosts two double bedrooms, adding to the convenience of the home. A family bathroom, featuring a walk-in shower, W.C., and basin, completes the ground floor layout.

Upstairs, the first-floor landing leads to a further two double bedrooms. Both rooms are light and airy, thanks to the dual-aspect windows. The master bedroom is a standout feature, boasting a spacious private ensuite bathroom with a shower, W.C., and basin, offering a perfect retreat for homeowners.

Externally, the property features a mature rear garden, predominantly laid to flower beds and patio, providing a low-maintenance outdoor space. There are also vegetable patches to the right-hand side, perfect for those with a green thumb. A small front garden space adds to the overall curb appeal of the property.

Completing this home is a detached single garage with a utility/store area, and private parking at the rear of the property.

With its fantastic location, spacious interiors, and low-maintenance outdoor space, 2 Meadow Way is a perfect family home. A viewing is highly recommended to truly appreciate all this property has to offer.



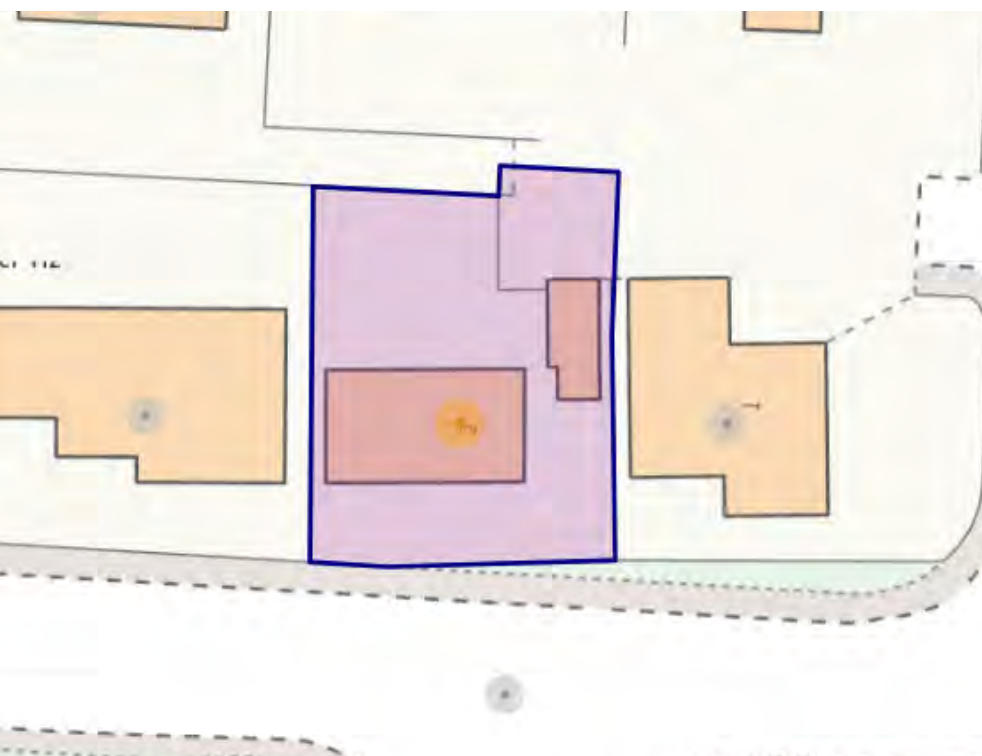


# Changing Lifestyles

St Issey is a charming village nestled in the heart of Cornwall, just a stone's throw from the picturesque Camel Estuary and only a few miles from the popular town of Wadebridge. Known for its peaceful countryside setting, St Issey offers a perfect blend of rural tranquility and easy access to the coast.

The village is steeped in history, with its ancient church, St Issey's Church, dating back to the 13th century, adding to the character of the area. Surrounded by lush green fields, rolling hills, and scenic footpaths, St Issey is a haven for nature lovers and walkers, with the nearby Camel Trail offering a stunning route for cycling and walking along the estuary.

St Issey enjoys a prime location, offering a peaceful escape yet being conveniently close to local amenities, schools, and shops in Wadebridge, making it ideal for those seeking a quieter, more rural lifestyle while still being well-connected to the rest of Cornwall. With its serene atmosphere, lovely views, and proximity to both countryside and coast, St Issey is a desirable destination for those looking to enjoy the best of Cornish life.

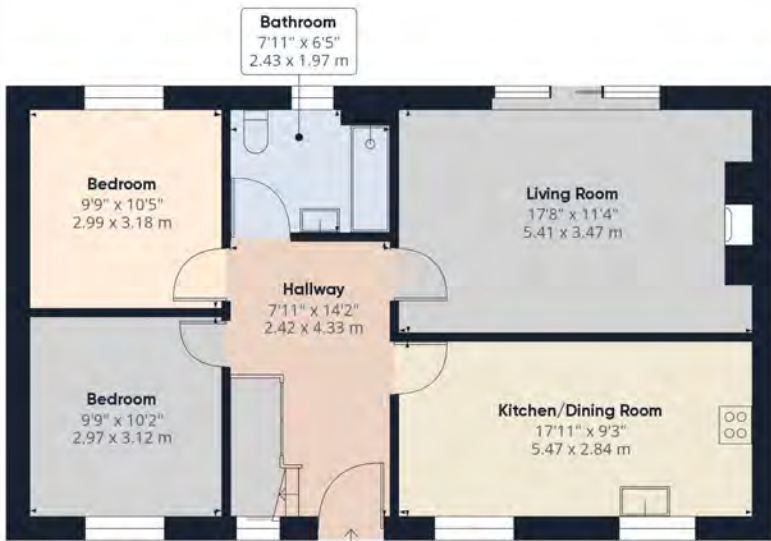


Please do not hesitate to contact  
the team at  
Bond Oxborough Phillips  
Sales & Lettings on  
**01208 814055**  
for more information or to  
arrange an accompanied viewing  
on this property.

Scan here for  
our Virtual Tour:



# Changing Lifestyles



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.