



Bond
Oxborough
Phillips

Changing Lifestyles

Post Office Cottage

Trelil

PL30 3HT



BRITISH
PROPERTY
AWARDS

2023

★★★★★

GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £220,000



Changing Lifestyles

01208 814055

Post Office Cottage, Trelil



Tucked away in the peaceful rural hamlet of Trelil, Post Office Cottage is Beautiful semi-detached home, a perfect hidden retreat..

- Impressive Semi Detached Modern Home
- Family Bathroom & En Suite WC
- Modern Kitchen
- Private Rear Garden
- Off-Road Parking
- Countryside Views
- Popular Rural Location
- Chain Free
- EPC - TBC
- Council Banding- B



Tucked away in the peaceful rural hamlet of Trelil, Post Office Cottage is a charming and deceptively spacious semi-detached home offering flexible living accommodation and plenty of potential to adapt the layout to suit a variety of needs.

Currently arranged as a one-bedroom property, the ground floor features a welcoming porch leading into a cosy reception room that flows through to the cottage's kitchen. Beyond this, there are two further reception rooms, either of which could easily be converted into additional bedrooms, a home office, hobby room, or dining space — offering excellent versatility for future owners. A sunroom to the rear provides a bright and relaxing space, with access from both the sunroom and the kitchen out to the property's well-proportioned rear garden.



Upstairs, the property offers a spacious double bedroom with an en suite WC, alongside a generous landing area. Currently furnished with wardrobes and other storage, this space would make an ideal dressing room, reading nook, or compact home office.

Externally, Post Office Cottage enjoys a lovely enclosed rear garden, perfect for those who enjoy outdoor living, and benefits from ample parking to the front for at least three vehicles. Set in a delightful countryside location, the property enjoys open rural views from the bedroom and offers a tranquil lifestyle while still being within easy reach of surrounding towns and amenities.

This is a fantastic opportunity for first-time buyers, downsizers, or anyone looking to embrace life in a sought-after rural setting with scope to put their own stamp on a character-filled cottage.

Changing Lifestyles

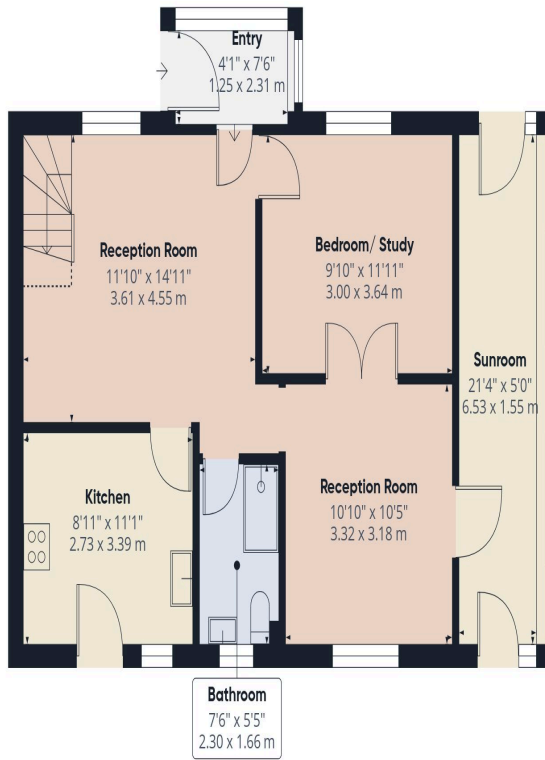
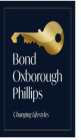
Trelil is a peaceful rural hamlet nestled in the heart of the Cornish countryside, offering a wonderfully tranquil setting surrounded by rolling fields and scenic country lanes. Perfect for those seeking a quieter pace of life, Trelil is ideally positioned for easy access to the nearby towns of Camelford, Wadebridge, and Bodmin, as well as the stunning North Cornwall coastline. The area is known for its natural beauty, with endless opportunities for countryside walks, cycling, and outdoor adventures. A true hidden gem, Trelil combines the charm of rural living with convenient connections to local amenities and popular coastal destinations.



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

Approximate total area⁽¹⁾

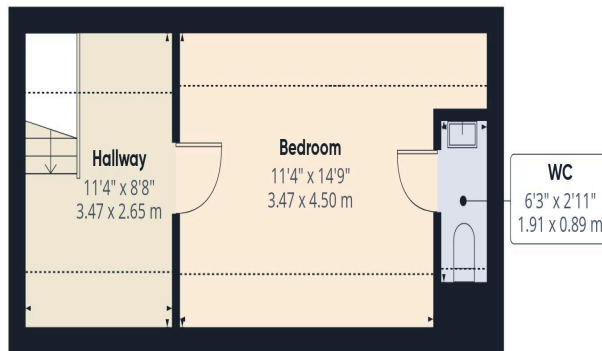
1004 ft²

93.3 m²

Reduced headroom

104 ft²

9.6 m²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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.