



Bond
Oxborough
Phillips

Changing Lifestyles

UpYours!

Trelill

PL30 3HT



BRITISH
PROPERTY
AWARDS

2023

★★★★★

GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £900,000



Changing Lifestyles

01208 814055

UpYours!, Trelill, PL30 3HT



UpYours! is a substantial 5/6 bedroom detached bungalow with an integral annex, set on a generous 2.42-acre plot with multiple outbuildings, right in the heart of Trelill.

- Impressive Detached Modern Home with Integral Annex
- Large 2.42 Acre Plot
- Multiple Outbuildings
- 5/6 Double Bedrooms!
- Private Enclosed Parking for Multiple Vehicles
- Modern Fitted Kitchen
- Great Location!
- Council Banding - E
- EPC - TBC

Welcome to UpYours! – a truly unique and beautifully presented 5/6 bedroom detached bungalow with an integral luxury annex, set within 2.42 acres of landscaped gardens, enclosed fields, and multiple outbuildings, nestled in the peaceful heart of Trelill.

Upon entering the property, you're greeted by a spacious hallway that sets the tone for the rest of the home. To the right, a generous living room awaits – tastefully finished to a high standard, with ample space for furnishings and a cosy wood-burning stove housed in a traditional fireplace, perfect for relaxing evenings.

Continuing down the hallway, you'll find three large double bedrooms, each offering ample space and charming views over the landscaped gardens. One of these rooms benefits from built-in storage and a sleek modern ensuite, the other two are served by a stylish family bathroom fitted with a shower, WC, and basin.

At the heart of the home lies the stunning kitchen/dining room – a dream for any keen cook. This space is fully equipped with built-in appliances, a central island with a wine cooler and storage, and bifold doors that lead directly out to a rear patio, ideal for al fresco dining. A handy utility room sits just off the kitchen, providing additional storage and practicality.

A further bedroom currently serves as a gym/studio, demonstrating the property's flexibility. This space also features its own ensuite and private access, making it ideal for older family members or guests seeking independence.

The home has been thoughtfully extended by the current owners to include a spacious, high-spec integral annex that can be seamlessly incorporated with the main property or kept separate. Entered via its own entrance, the annex opens to a hallway leading to two large double bedrooms – one with a private ensuite. A beautifully designed main bathroom and an open hallway including a luxurious staircase leads you to the show-stopping open-plan living/dining/kitchen area.

This impressive space features floor-to-ceiling windows that frame stunning views over the grounds and flood the room with natural light. The modern kitchen is fitted with top-of-the-line appliances, and loft access can also be found here.

Externally, UpYours! truly sets itself apart.

Set on a substantial 2.42-acre plot, the property includes two fully fenced and enclosed fields, ideal for equestrian use, hobby farming, or simply embracing the space and serenity of rural life. The home is surrounded by open countryside and enjoys far-reaching rural views that create a sense of peace and privacy rarely found. These scenic vistas shift beautifully with the seasons and can be enjoyed from various vantage points around the home and gardens.

A private driveway leads to the front of the property and offers ample parking for multiple vehicles – perfect for families, visiting guests, or those with motorhomes, caravans, or trailers. A large detached garage can be found, providing secure storage or workshop space, while an open barn offers further versatility for agricultural use, additional storage, or potential conversion (subject to permissions). Across the quiet country lane, two more detached double garages offer yet more space for vehicles or potential future development.

The rear garden is designed for low maintenance and enjoyment – a generous patio area provides an ideal space for entertaining, BBQs, or simply soaking up the surroundings. Additional sheds and outbuildings are located throughout the plot, offering excellent storage or potential creative/workshop use.

This remarkable property blends spacious, flexible living with breathtaking surroundings and superb outside space – a rare opportunity for those seeking the best of countryside living in North Cornwall.



Changing Lifestyles

Trelill is a peaceful and picturesque hamlet nestled in the heart of North Cornwall, surrounded by rolling countryside and just a short drive from the stunning north coast. Known for its rural charm and tranquillity, Trelill offers a true escape from the hustle and bustle, while still being conveniently located.

The nearby villages of St Kew and St Teath provide essential amenities, including traditional pubs, primary schools, and local shops. The vibrant town of Wadebridge is also within easy reach, offering a wider range of services, supermarkets, and leisure facilities, as well as access to the popular Camel Trail.

For beach lovers and coastal adventurers, Trelill is perfectly placed – with the sandy shores of Polzeath, Daymer Bay, and the picturesque harbour town of Port Isaac all just a short drive away. Whether you're seeking a slower pace of life or a base to explore the best of Cornwall, Trelill is an idyllic and well-connected location.



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on this property.

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Floor 1 Building 3

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