



Bond
Oxborough
Phillips

Changing Lifestyles

7 Scarletts Well Park

Bodmin

PL31 2RF



BRITISH
PROPERTY
AWARDS

2023

★★★★★

GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £400,000



Changing Lifestyles

01208 814055

7 Scarletts Well Park, Bodmin, PL31 2RF



Spacious three bedroom home on a popular development in Bodmin with nearby schools, transport links and amenities.

- Impressive Detached Modern Home
- Family Bathroom & Master En-Suite
- Large South Facing Balcony
- Open Plan Kitchen/Dining Space
- Reverse Living Set Up
- Private Large Rear Garden
- Detached Single Garage
- Large Driveway Parking
- Popular Location
- 3 Double Bedrooms
- Council Banding - D
- EPC - tbc



Situated in the sought-after residential area of Scarletts Well Road, this unique and beautifully presented three-bedroom detached family home offers a rare combination of space, light, and versatility – complete with a south-facing garden, reverse living layout, and a detached single garage, a rare feature on this street.

Upon entering the home, you are immediately welcomed into a bright and spacious hallway, naturally lit by a double window which creates a fresh and airy first impression. A ground floor W.C. and two built-in storage cupboards provide everyday practicality.

The first floor is designed around a modern reverse living setup, offering elevated views and flowing, light-filled spaces. The spacious private lounge features high-quality flooring, contemporary light fittings, and ample room for furnishings. Double doors lead out to a large, south-facing balcony – a perfect space for entertaining, relaxing, or enjoying the sunshine.

Adjacent to the lounge is a generously sized open-plan kitchen/dining room, which has been thoughtfully extended into the former integral garage. This impressive space now offers a formal dining area, a modern kitchen with sleek units and integrated appliances, and space for additional white goods. Dual-aspect windows flood the room with natural light, and a second set of doors opens out to the balcony, ideal for al fresco dining and seamless indoor-outdoor living.

Descending to the ground floor, you'll find three well-proportioned double bedrooms and the family bathroom. The master bedroom is a standout feature, complete with built-in wardrobes, a private en suite shower room, and its own access to a rear-facing decking area. Bedroom two includes its own walk-in dressing room, while bedroom three is currently being used as a home office, showcasing the flexibility of the layout.

The family bathroom is well-appointed, with a bath and shower unit, W.C., and basin – all finished to a clean, modern standard.

Externally, the property sits on a generous 0.11-acre plot. The private rear garden offers a mix of raised decking, patio space, and a large lawned area – perfect for families, entertaining, or gardening enthusiasts. The elevated rear balcony provides a wonderful vantage point and an extra outdoor living space.

One of the home's most distinctive features is the detached single garage, located at the bottom of the garden with its own gated access. This versatile space is ideal for storage but also offers exciting potential for conversion into a home office, studio, or annexe – subject to the relevant planning permissions.

To the front of the property, there is private driveway parking for multiple vehicles, completing this fantastic family home package.

A viewing is highly recommended to fully appreciate the space, layout, and rare features this property has to offer in such a desirable Bodmin location.



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Scarletts Well Road is a sought-after residential location in Bodmin, offering a peaceful setting while remaining conveniently close to the town's key amenities. Nestled on the edge of town, the area benefits from a lovely blend of greenery and accessibility, making it ideal for families, professionals, and retirees alike.

One of the standout features of this location is its close proximity to the Camel Trail – a much-loved walking and cycling route that runs from Bodmin to Padstow, passing through some of Cornwall's most scenic countryside and alongside the River Camel. Whether you're an avid cyclist, dog walker, or just enjoy a relaxing weekend stroll, the trail is a wonderful local asset.

Bodmin town centre is within easy reach, offering a wide range of amenities including supermarkets, independent shops, cafes, pubs, and restaurants. The area is also well-served by local schools, healthcare facilities, and leisure centres. For those needing to commute or travel further afield, excellent transport links are available via the A30 and A38, and Bodmin Parkway railway station provides direct services to London and other major cities.

Surrounded by history, nature, and convenience, Scarletts Well Road provides an excellent balance of lifestyle and location in the heart of Cornwall.



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

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