



Bond
Oxborough
Phillips

Changing Lifestyles

16 Bramley Park

Bodmin

PL31 2BN



BRITISH
PROPERTY
AWARDS

2023

★★★★★

GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £450,000



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01208 814055

16 Bramley Park, Bodmin, PL31 2BN



16 Bramley Park, Bodmin – A Rare Detached Bungalow on a Generous Corner Plot

- Spacious 3-bedroom detached bungalow
- Set on a generous 0.55-acre corner plot
- Private driveway with parking for multiple vehicles
- Double garage with electric roller door and power
- Mature, well-established gardens offering privacy and space
- Light-filled living room with floor-to-ceiling sliding doors
- Popular Town Location
- Council Banding - E
- EPC - D



Occupying one of the largest plots within the highly sought-after Bramley Park estate, this three-bedroom detached bungalow offers a rare opportunity to acquire a home with both space and potential in abundance.

Set on a generous 0.55-acre corner plot, the property boasts stunning panoramic views over Bodmin town and the rolling Cornish countryside beyond. With mature gardens, a large double garage, and flexible internal layout, 16 Bramley Park is perfect for families, downsizers, or anyone looking to put their own stamp on a forever home.



Upon entering, you're welcomed into a spacious hallway that immediately sets the tone for the property – light, open, and full of promise. Off to the right is a convenient WC and a useful storage cupboard, ideal for coats, shoes, and household essentials. From the hallway, double doors open into the main living room, a wonderfully spacious area featuring a floor-to-ceiling sliding door that captures the breathtaking views and floods the room with natural light. This is a perfect space to unwind in the evenings while enjoying the ever-changing landscape outside.

Moving through, the formal dining room offers an inviting area for entertaining or family meals. A large double window ensures the room remains bright and airy, creating a warm and welcoming atmosphere. Adjacent is the kitchen, which offers ample cupboard space and worktop area for day-to-day living. There is great potential here to open up the space into an impressive open-plan kitchen/diner (subject to the correct planning permissions). A separate utility room provides additional storage, space for white goods, and access to the outside – a practical feature for families or pet owners.



The bedroom accommodation is positioned just a few steps up from the living areas, offering a sense of separation and privacy. Here, you'll find three generous double bedrooms, all well-proportioned and offering flexibility for use as guest rooms, offices, or hobby spaces. The master bedroom is a standout, featuring a large rear-facing window that overlooks the private rear garden, giving a daily reminder of the exceptional plot and setting this home enjoys. The family bathroom is complete with a separate bath, shower, WC, and basin.

Outside, the home truly comes into its own. Set on a substantial corner plot, the grounds are mature, well-established, and bursting with potential. A private driveway leads up to the property, providing a welcoming approach and ample parking for multiple vehicles. Whether you're a keen gardener, need space for children to play, or simply enjoy having room to breathe, the outdoor space offers something special. To the left of the garage, a gated parking area provides secure storage for a motorhome, boat, or additional vehicles. The double garage, complete with power and an electric roller door, adds valuable storage and workshop potential.

In summary, 16 Bramley Park is a fantastic opportunity to secure a spacious, detached bungalow in a rarely available position. With exceptional views, a substantial plot, and enormous potential for modernisation or extension, this is a property that will appeal to buyers seeking space, privacy, and a home they can make their own.

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Located in the heart of Cornwall, Bodmin is a historic town with strong community ties and easy access to the countryside. It offers a great selection of local amenities, making it ideal for families, professionals, and retirees alike.

Bodmin is home to several well-regarded schools, including St Petroc's CE Primary School, Berrycoombe School, and Bodmin College, which also offers sixth-form education.

Outdoor lovers can enjoy Bodmin Moor and the Camel Trail, perfect for walking and cycling. Local attractions include Bodmin Jail and the nearby Lanhydrock House. The town also offers shops, cafes, a leisure centre, and regular community events, all contributing to a welcoming and active lifestyle.

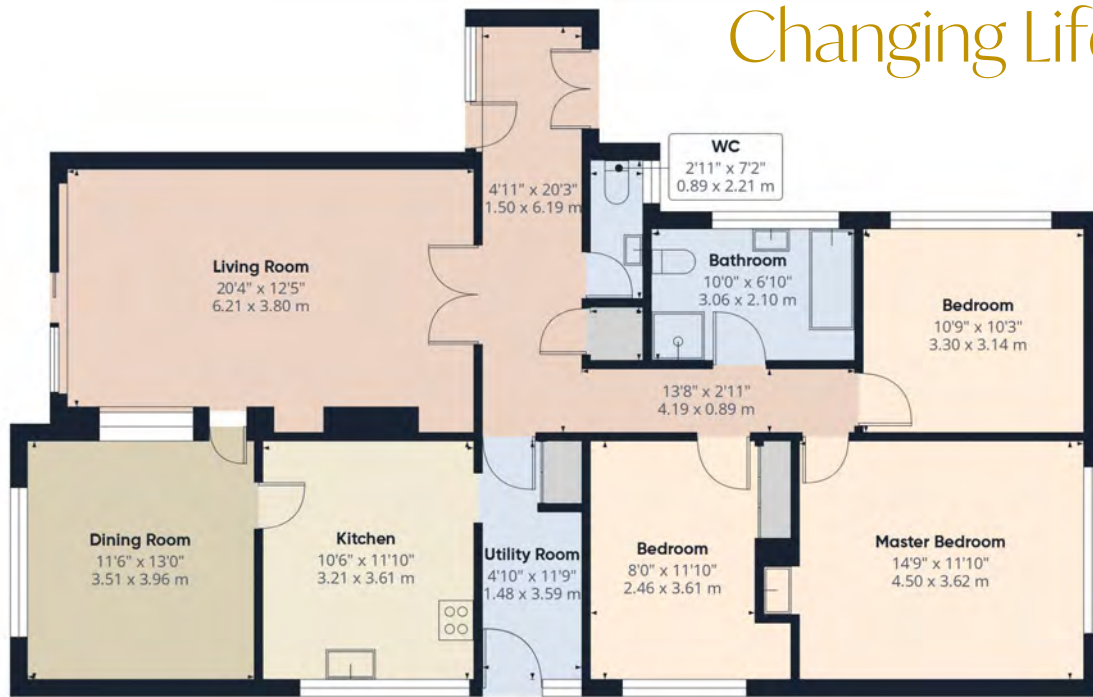


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Floor 0 Building 1



Floor 0 Building 2

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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.

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We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

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