



Bond
Oxborough
Phillips

Changing Lifestyles

The Orchard

Bodieve

PL27 6EG



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Guide Price - £600,000



Changing Lifestyles

01208 814055

The Orchard, Bodieve, PL27 6EG



The Orchard – A Spacious & Versatile 4/5 Bedroom Detached Home on a Generous Mature Plot

- Spacious 4/5 bedroom detached home
- Set on a generous plot of just over a quarter of an acre
- Master bedroom with private Ensuite
- Solar Panels included
- Flexible fifth bedroom/study and separate studio space
- Family bathroom plus ground floor W.C
- Private driveway with parking for multiple vehicles
- Peaceful cul-de-sac setting in sought-after Bodieve
- Short Drive to the Coast
- Popular Location
- Council Banding - E
- EPC - D



Tucked away in the peaceful hamlet of Bodieve, just on the edge of Wadebridge, The Orchard is a beautifully proportioned 4/5 bedroom detached home, set within a generous and mature plot of just over a quarter of an acre. This versatile property offers flexible accommodation across multiple levels, making it ideal for families, multi-generational living, or even those seeking income potential.

Upon entry, you're welcomed into a large central hallway that immediately sets the tone for the space and light this home offers. On the ground floor, a doorway leads to a practical utility room, with space for white goods, access to the rear garden, a downstairs WC with basin, and internal access to both a large integral garage and separate store room.

Also located on this level is a study or potential fifth bedroom, making it a perfect space for a home office, guest room, or hobby area. This whole section of the property offers tremendous potential—subject to the relevant permissions, it could easily be converted into a self-contained annex, ideal for multi-generational living or as an income-generating holiday let.

Heading upstairs, a small set of steps leads to the main living accommodation, where you'll find an open-plan living and dining area, separated by a wide archway that enhances the sense of flow and space. The dining room comfortably accommodates a full suite of furniture and benefits from sliding doors that open to an outdoor seating area—perfect for al fresco dining or enjoying a morning coffee in the sun.

The formal living room is warm and welcoming, with ample room for family gatherings or quiet evenings in. A state-of-the-art wood-burning stove adds both style and comfort to the space, creating a focal point for cosy nights. Sliding patio doors lead to the front garden for further added convenience.

Adjacent to the dining area is a modern, well-equipped kitchen featuring contemporary appliances, generous worktop space, and thoughtful layout—ideal for keen cooks and entertainers alike.

Ascending to the first floor, you'll find four well-sized double bedrooms, each offering plenty of natural light and flexibility. The master suite is a particular highlight, complete with a stylish en suite featuring a walk-in shower, WC, and basin. One of the additional bedrooms is currently used as a studio space, showcasing the home's versatility. A family bathroom serves the remaining bedrooms and includes a bath with shower over, WC, and basin.

Outside, The Orchard truly shines. The property offers private off-road parking for multiple vehicles and is surrounded by mature, well-established gardens. The front garden is beautifully maintained with lawns and shrubs, while side access on both sides of the home leads to a sun-trap patio area—perfect for sunbathing or entertaining. The rear garden is a haven for gardening enthusiasts, with mature plants, fruit trees, a greenhouse, and garden sheds, all bordered by established greenery to create a peaceful and private retreat.

Located just minutes from Wadebridge and within easy reach of Rock, Polzeath, and the North Cornwall coastline, this is a rare opportunity to secure a spacious, well-loved family home in a sought-after setting.

Viewings are highly recommended to appreciate the flexibility, scale, and potential this wonderful property has to offer.



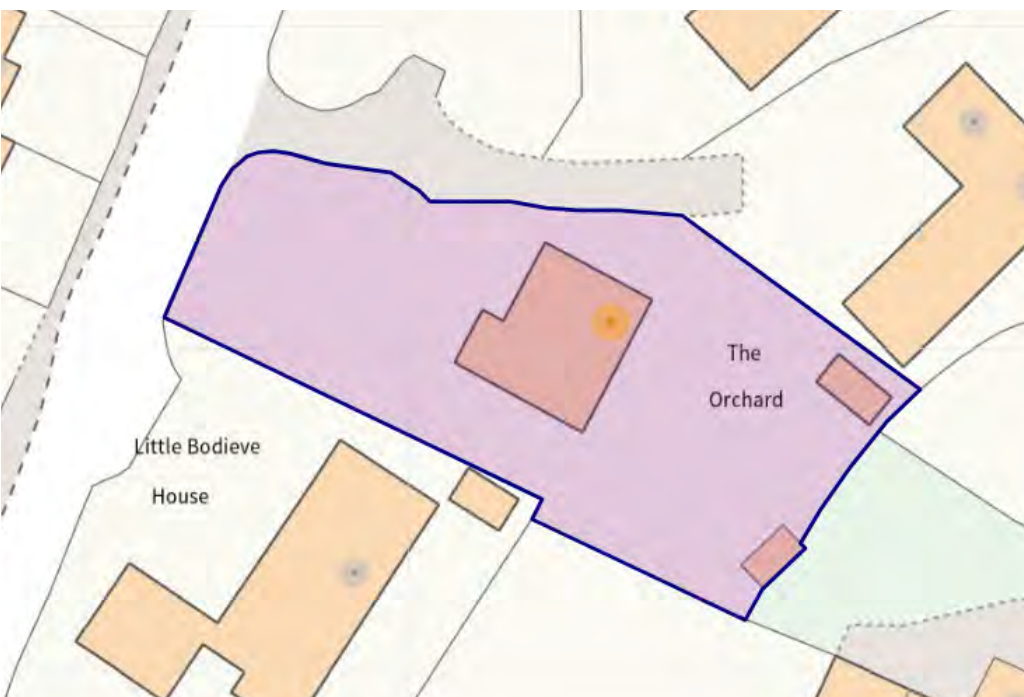
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Located just on the outskirts of Wadebridge, the small hamlet of Bodieve offers the perfect balance of countryside tranquillity and convenient access to some of North Cornwall's most desirable destinations. This peaceful, semi-rural setting is ideal for those seeking a slower pace of life without feeling isolated.

Wadebridge itself is just moments away and provides an excellent range of local amenities including supermarkets, independent shops, cafes, restaurants, schools, and a thriving community atmosphere. The Camel Trail, a scenic traffic-free route for walking and cycling, runs through the town and stretches from Padstow to Bodmin, making it a favourite with outdoor enthusiasts.

For those drawn to the coast, Rock and Polzeath are both just a short drive from Bodieve. Rock is known for its sailing, water sports, and sandy estuary beaches, while Polzeath is a popular surf destination with a lively beach scene and breathtaking clifftop walks. The ferry from Rock to Padstow also offers an easy way to enjoy Rick Stein's famous eateries and the charm of the harbour town.

With its peaceful surroundings, close-knit feel, and unbeatable access to countryside and coast, Bodieve is a hidden gem in one of Cornwall's most sought-after areas.



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



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PLEASE NOTE

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose.

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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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.