



Bond
Oxborough
Phillips

Changing Lifestyles

Trecleaden

St Tudy

PL30 3NX



BRITISH
PROPERTY
AWARDS

2023

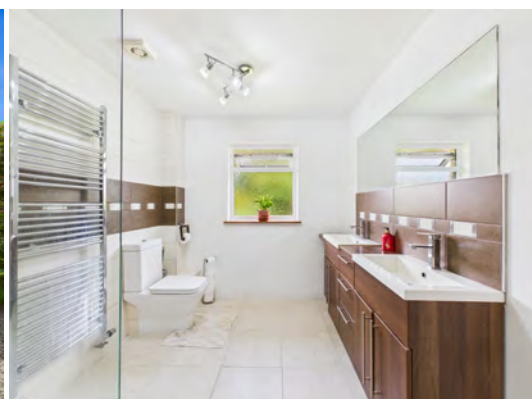
★★★★★

GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £650,000



Changing Lifestyles

01208 814055

Trecleaden, St Tudy, PL30 3NX



Trecleaden, St Tudy – Spacious 5-Bedroom Detached Bungalow on a Generous Private Plot

- Spacious 5-bedroom detached bungalow
- Set on a private, enclosed plot with mature gardens
- Large open-plan kitchen/dining area with modern appliances
- Bright living room with multi-fuel burner and French doors to garden
- 4kW solar panels providing energy and heating hot water
- Landscaped garden with fruit trees, lawn, greenhouse & sheds
- Shared Private driveway access (owned and maintained by Trecleaden)
- Located in the peaceful and sought-after village of St Tudy
- Council Banding - D
- EPC - D



Tucked away on the edge of the highly sought-after village of St Tudy, Trecleaden presents a rare opportunity to acquire a substantial five-bedroom detached bungalow, set on its own mature and enclosed plot with a private driveway and spacious living accommodation throughout.

Originally constructed in 1994 and thoughtfully extended and enhanced over time, this well-presented home offers both privacy and comfort, blending modern convenience with a peaceful rural setting.

Upon entering the property, you are welcomed into a central hallway, setting a warm and inviting tone. To the left, a door opens into the impressive open-plan kitchen and dining space. This sociable hub of the home is fitted with modern appliances, ample worktop and cupboard space, and room for a large dining table—perfect for family meals and entertaining. The area is flooded with natural light from multiple windows and French doors that lead out to the garden, encouraging indoor-outdoor living and summer dining.

Through a set of double doors, the generously sized living room is revealed—an ideal family space complete with a multi-fuel burner, adding charm and warmth for cosy evenings.

To the right of the hallway, the family bathroom is located, featuring a bath with overhead shower, WC, and basin, and benefitting from underfloor heating. All five bedrooms are true doubles, with three of them benefitting from built-in storage. The master suite is a standout feature, offering exceptional proportions and a luxurious en-suite bathroom complete with walk-in shower, WC, his-and-hers sinks, and underfloor heating.

Outside, Trecleaden sits on a beautifully maintained enclosed plot, home to mature fruit trees, shrubs, vibrant flower beds, and generous lawned areas. Two garden sheds, a greenhouse, and private parking provide further practicality, while the space itself will delight any keen gardener.

Adding to its appeal, the property benefits from a 4kW solar panel system, which supplements the hot water, improving both energy efficiency and sustainability.

Accessed via a shared private driveway, which is owned and maintained by Trecleaden itself, the property enjoys enhanced privacy and a touch of luxury, all just a short distance from the heart of St Tudy village.

A truly exceptional home offering space, seclusion, and scope for comfortable family living in a prime North Cornwall setting.



Changing Lifestyles

Nestled in the heart of North Cornwall, St Tudy is a picturesque and tranquil village steeped in rural charm and centuries of history. Surrounded by rolling farmland, wooded valleys, and winding country lanes, the village offers a peaceful escape while remaining within easy reach of Cornwall's dramatic coastline and rugged moorland.

Located just a few miles northeast of Bodmin Moor and around six miles from the popular town of Wadebridge, St Tudy enjoys a prime central position. This makes it an ideal base for exploring both the north coast beaches—including Polzeath, Rock, and Port Isaac—as well as the wild beauty of the moor. The Camel Trail, a much-loved cycling and walking route, is also close by.

At the heart of the village stands the historic St Tudy Parish Church, dedicated to St Tudius and dating back to the 15th century. The village is home to a number of well-regarded amenities including a primary school, a welcoming village hall, and an award-winning community-run shop and Post Office—a true hub for local life. The popular St Tudy Inn, a traditional pub known for its food and atmosphere, further adds to the charm.

Despite its peaceful, rural setting, St Tudy is well-connected via a network of minor roads and has easy access to the A39, one of Cornwall's key routes.

Whether you're drawn by the serene countryside, rich local heritage, or the perfect balance between coast and moor, St Tudy offers a quintessential Cornish village lifestyle with enduring appeal.



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:



Changing Lifestyles



Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01208 814055 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.

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.

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.