Bond Oxborough Phillips

Changing Lifestyles

Trecleaden

St Tudy

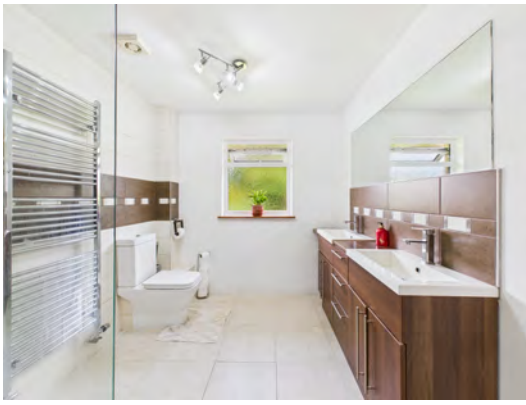
PL30 3NX

BRITISH PROPERTY AWARDS 2025

GOLD WINNER

ESTATE AGENT IN WADEBRIDGE & ROCK

Guide Price - £635,000



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.

01208 814055

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.

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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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