



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Chapelside

Burlawn

PL27 7LA



BRITISH  
PROPERTY  
AWARDS

2025



**GOLD WINNER**

ESTATE AGENT IN  
WADEBRIDGE & ROCK



**Guide Price - £575,000**



Changing Lifestyles

01208 814055

# Chapelside Burlawn, PL27 7LA



## Chapelside, Burlawn – A Countryside Retreat Just Minutes from Wadebridge

- Spacious 4/5 bedroom detached home
- Approx. 2,400 sq ft of flexible living space
- Set on a generous 0.25-acre plot with gated access
- Stunning mature south-facing garden
- Peaceful countryside setting just 5 minutes from Wadebridge
- Versatile ground floor room ideal as office, playroom or guest bedroom
- Bright open-plan kitchen and dining area with AGA
- Master bedroom with ensuite and deep wardrobe space
- Private driveway and integral garage
- Council Banding - E
- EPC - D



Set in a tranquil rural setting just five minutes from Wadebridge town centre, Chapelside offers the best of both worlds, peaceful country living with easy access to local amenities. This substantial 4 or 5 bedroom detached residence extends to approximately 1800 square feet, occupying a beautifully landscaped 0.25-acre plot with gated access and a truly breathtaking south-facing rear garden.

Upon entering the property, a welcoming porch sets the tone for the home's warmth and charm. The central hallway flows through the heart of the house, leading to a versatile ground-floor double bedroom on the left, currently used as a sewing room, but equally suited as a home office, playroom or cloakroom.

Continuing down the hallway, a convenient WC is tucked to the side, while to the right lies the generously sized living room, perfect for cosy evenings around the wood-burning stove. Double doors open into the sunroom, a bright and peaceful retreat with delightful views of the rear garden, ideal for relaxing with a book or morning coffee.

At the rear of the home lies the spacious kitchen and dining area, the social hub of the house. Fitted with a modern AGA, ample cupboard and worktop space, and room for a large dining table, it's a space made for entertaining. French doors open onto the garden, perfect for al fresco dining on warm evenings. Adjacent is a practical utility room with access to a large integral garage.

Upstairs, the first floor comprises four well-proportioned bedrooms, along with a family bathroom featuring a bath with overhead shower, WC and basin. The master suite benefits from a deep built-in wardrobe and a modern ensuite bathroom, offering a comfortable and private retreat.

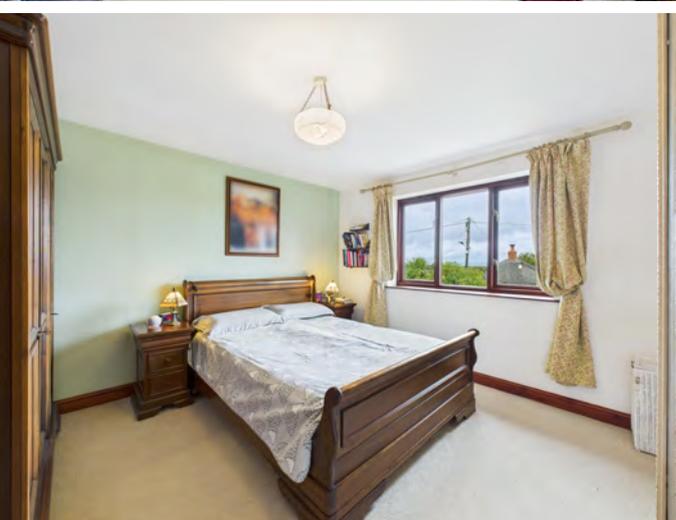
Externally, Chapelside truly excels. The property is approached via secure gated access leading into a large private driveway with ample parking.

To the rear, the mature, south-facing garden is a highlight, lovingly landscaped and carefully curated, it offers both beauty and privacy in abundance. A mix of established shrubs, flowering borders, fruit trees and a tiered pond create a lush, wildlife-friendly environment. A large greenhouse provides the perfect space for growing produce, while a charming summerhouse offers a peaceful escape or creative studio.

Whether you're an avid gardener, a family seeking outdoor space to explore, or simply someone who appreciates the calm of countryside surroundings, this garden is a rare find.

Tucked away in the peaceful hamlet of Burlawn, this home enjoys a truly rural backdrop, yet remains just a short drive from the bustling town of Wadebridge with its shops, cafes, schools and excellent transport links.

Chapelside is more than a house, it's a lifestyle. With flexible accommodation, a beautiful setting, and gardens that truly impress, this is a home that must be seen to be appreciated. Early viewing is highly recommended.



# Changing Lifestyles

Chapelside is situated in the peaceful rural hamlet of Burlawn, a quiet and picturesque spot surrounded by rolling Cornish countryside. Despite its tranquil setting, the property is just a five-minute drive from the thriving market town of Wadebridge, offering a wide range of local amenities including independent shops, cafés, restaurants, schools and supermarkets, as well as access to the Camel Trail and excellent road links via the A39.

The location offers the perfect balance between countryside seclusion and everyday convenience. Beautiful walking routes and open green spaces are on the doorstep, while the stunning north Cornish coast — including popular destinations such as Rock, Polzeath and Daymer Bay — is just a short drive away.

For those seeking a slower pace of life without feeling isolated, Burlawn provides an ideal setting. With a strong sense of community, unspoilt surroundings, and close proximity to Wadebridge and beyond, it's a location that truly enhances the lifestyle offered by Chapelside.



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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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.

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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.