



Bond
Oxborough
Phillips

Changing Lifestyles

Beechdene
Tresmeer
Launceston
Cornwall
PL15 8QT

Asking Price: £385,000 Freehold



Changing Lifestyles

01288 355 066
bude@bopproperty.com

Beechdene, Tresmeer, Launceston, Cornwall, PL15 8QT



- FOUR BEDROOMS
- DETACHED HOUSE
- DECEPTIVELY SPACIOUS
- DETACHED GARAGE
- WORKSHOP/STUDIO
- AMPLE OFF ROAD PARKING
- PEACEFUL VILLAGE LOCATION
- CHARACTER FEATURES
- EPC: E
- COUNCIL TAX BAND: D



Beechdene is a charming and deceptively spacious four-bedroom detached home, complete with a large garage and adjoining workshop/studio, set within the peaceful village of Tresmeer. Offering a wonderful mix of character and comfort, this home combines traditional features with versatile living spaces, making it an ideal choice for families or those seeking a rural retreat within easy reach of Launceston, Bude, and the North Cornish coast.

On entering, you are welcomed into a bright and airy sun room that provides a relaxed sitting space with views over the garden. From here, the home unfolds with a cosy yet generous dining room, centred around an impressive stone fireplace with inset wood burner – a perfect spot for winter evenings. The adjoining living room is equally inviting, with exposed beams and a feature fireplace, creating a warm and elegant setting for family meals and entertaining.

The well-equipped kitchen is fitted with a range of oak units and granite-effect worktops, complemented by a handy utility area. A conservatory provides another versatile reception space, bathed in natural light and ideal for enjoying the outlook across the gardens. Completing the ground floor is a convenient shower room. Upstairs, four well-proportioned bedrooms. The principal bedroom benefits from fitted storage, while the remaining rooms are all generously sized. The family bathroom is beautifully appointed with a freestanding roll-top bath and a separate corner shower, blending modern comfort with timeless style.

Outside, Beechdene continues to impress. To the front lies a lawned garden interspersed with mature planting, a small pond, and a charming stone well. The entrance driveway provides ample off-road parking and leads to the large garage to the side, a private courtyard area offers a sheltered setting for al fresco dining and provides access to the adjoining workshop/studio – ideal for hobbies, storage, or conversion to a home office (subject to any necessary consents).

This delightful home combines characterful interiors, flexible living spaces, and attractive gardens in a tranquil setting. EPC rating E. Council Tax Band D.



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Beechdene is located in the hamlet of "Tresmeer" about 8 miles to the West of Cornwall's Ancient Capital of Launceston. Thriving community spirit with an active village hall. The surrounding villages of Egloskerry and Warbstow offer traditional amenities/primary schools, whilst the larger town of Launceston has secondary education with a good range of professional services, shops and recreational facilities. The coastal Town of Bude offers a comprehensive range of shopping, schooling and recreational facilities, renowned for its 3 safe sandy bathing beaches providing a whole host of water sports and leisure activities together with many breathtaking, cliff top and coastal walks etc. The town lies amidst the North Cornish coastline famed for its many nearby areas of outstanding natural beauty, rugged coastline and popular bathing beaches. Within a short drive you can be on the A30 heading East towards Exeter and the M5, or further West down into Cornwall. Equally accessible is the A39 providing good access northwards to the coastal resort of Bude and onto the North Devon linkroad at Bideford.



Property Description

Entrance Porch - 11'8" x 7'9" (3.56m x 2.36m)

Hallway - 3'3" x 5'11" (1m x 1.8m)

Living Room - 10' x 13'2" (3.05m x 4.01m)

Dining Room - 15'1" x 13'3" (4.6m x 4.04m)

Kitchen - 17'1" x 7'7" (5.2m x 2.3m)

Sun Room - 8'7" x 8'5" (2.62m x 2.57m)

Utility Area - 2'6" x 6'3" (0.76m x 1.9m)

Shower Room - 7'11" x 5'2" (2.41m x 1.57m)

First Floor Landing

Bedroom 1 - 8'4" x 13'3" (2.54m x 4.04m)

Bedroom 2 - 9'6" x 13'3" (2.9m x 4.04m)

Bedroom 3 - 7'11" x 10'3" (2.41m x 3.12m)

Bedroom 4 - 6'2" x 8'3" (1.88m x 2.51m)

Bathroom - 14'6" x 7'8" (4.42m x 2.34m)

Workshop/Studio - 9'11" x 14'3" (3.02m x 4.34m)

Garage - 9'2" x 13'11" (2.8m x 4.24m)

Outside - The property is approached via a sweeping driveway providing ample off-road parking and giving access to the large detached garage. The front garden is predominantly laid to lawn and beautifully framed by established shrubs and flowering plants, creating an attractive first impression. A small pond and traditional stone well add further charm and character to the setting. To the side of the property lies a courtyard area, offering a private spot for outdoor dining or relaxation.

EPC - Rating E.

Council Tax - Band D.

Anti-Money Laundering - 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 £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.



Floorplan



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

Directions

From Bude proceed out of the town towards Stratton and upon reaching the A39 turn right signposted Wadebridge. Continue along the A39 to Wainhouse Corner and take the left hand turn signposted to Canworthy water. Follow this road for approximately 3.5 miles, at the junction take the right hand turn go over the bridge and take the next left. Continue along this road for approximately 3 miles and take the right hand turn signposted Tresmeer. Continuing on this road for approximately 0.2miles and the property will be found on the right hand side. Alternatively, from Bude proceed south on the A39 until reaching Otterham Station and take the left hand turn signposted to Tresmeer. Continue on this road taking the left

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.

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.

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We are here to help you find and buy your new home...

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