



Bond
Oxborough
Phillips

Changing Lifestyles

Gwel Teg
Nanstallon
PL30 5LB



BRITISH
PROPERTY
AWARDS

2023

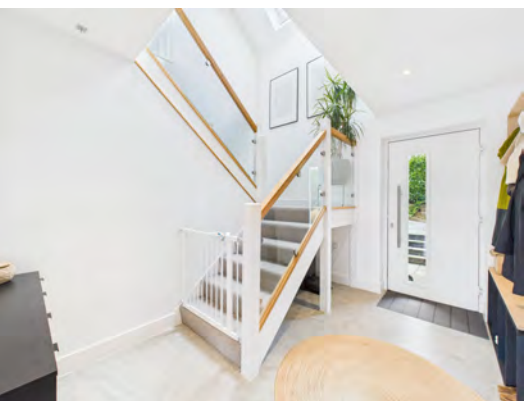
★★★★★

GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £525,000



Changing Lifestyles

01208 814055

Gwel Teg, Nanstallon, PL30 5LB



Gwel Teg - A modern family home with countryside views in the heart of Nanstallon

- Four double bedrooms, including ground floor guest room
- Stunning open-plan living, dining, and kitchen area
- Bi-fold doors with far-reaching countryside views
- Modern kitchen with integrated appliances and breakfast bar
- Striking glass balustrade staircase and landing
- Landscaped front and rear gardens with patio area
- Driveway parking for multiple vehicles
- Popular Rural Location
- Council Banding - E
- EPC - B



Situated in the picturesque village of Nanstallon, Gwel Teg is a beautifully presented four-bedroom detached home, completed in 2019 and finished to a high modern standard. With spacious, versatile interiors and generous gardens, this property is perfectly suited to a growing family seeking countryside living with contemporary comfort.

Upon entering, you're welcomed by a sizeable hallway that immediately sets the tone, offering a bright and open feel. A stunning central staircase with glass balustrades adds a touch of luxury and design flair. To the left, a spacious ground-floor double bedroom is currently used as a playroom, but would also make an ideal study, snug, or guest room.

The heart of the home is the impressive L-shaped open-plan living, dining, and kitchen area, a fantastic space that can be configured to suit your lifestyle. Bi-fold doors flood the room with natural light and provide seamless access to the rear garden, while also framing beautiful rural views over the Cornish countryside. The modern kitchen features integrated appliances, ample worktop space, and a stylish breakfast bar, making it a truly sociable hub of the home. A separate utility room and a downstairs W.C. complete the ground floor.

Upstairs, a spacious landing, enhanced by continued glass balustrades, leads to three generous double bedrooms. The master bedroom is a standout feature, complete with a large luxury en-suite bathroom including a walk-in shower, W.C., basin, and LED-lit mirror. The remaining two bedrooms also offer excellent proportions and benefit from vaulted ceilings that add to the sense of space and light.

The first floor also features a well-appointed family bathroom, fitted with a bath and shower unit, W.C., and basin, providing a practical and stylish space ideal for everyday family use.

Externally, the property sits on a well-maintained and landscaped plot. To the front is a tiered garden and parking for multiple vehicles, while the large rear garden features a patio ideal for outdoor dining and entertaining. A powered outbuilding with a single roller door provides flexible additional space, perfect as a home office, studio, gym, or workshop.

Gwel Teg offers the perfect balance of modern family living in a tranquil countryside setting. Viewings are highly recommended to fully appreciate all that this fantastic home has to offer.



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Nanstallon is a charming and sought-after village nestled in the heart of the Cornish countryside, just a few miles west of Bodmin. Surrounded by rolling hills, woodland walks, and picturesque scenery, the village offers a peaceful rural lifestyle while remaining conveniently close to essential amenities and transport links.

At the heart of the village is a strong sense of community, with a well-regarded primary school, a popular local pub, and easy access to the nearby Camel Trail – a scenic walking and cycling route that runs from Bodmin to Padstow, ideal for outdoor enthusiasts. The nearby town of Bodmin provides a wider range of shops, supermarkets, schools, and leisure facilities, as well as a mainline railway station with direct links to London Paddington.

For those looking to enjoy Cornwall's natural beauty, Nanstallon is perfectly placed. The north coast's stunning beaches and the rugged beauty of Bodmin Moor are both within easy reach, offering a perfect balance between countryside living and coastal adventure.

Whether you're looking for a tranquil place to raise a family or a peaceful retreat with excellent access to the best of Cornwall, Nanstallon is a location that truly delivers.



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
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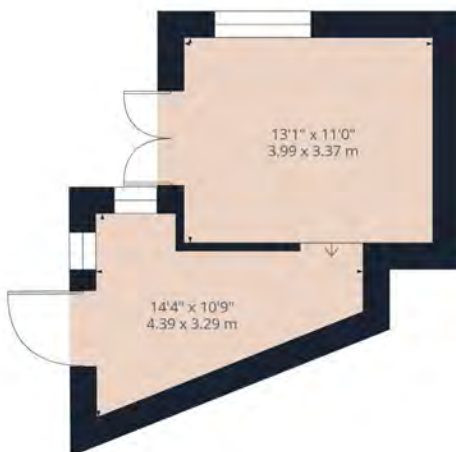
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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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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