



Bond
Oxborough
Phillips

Changing Lifestyles

Stubbings,
St Tudy
PL30 3NF



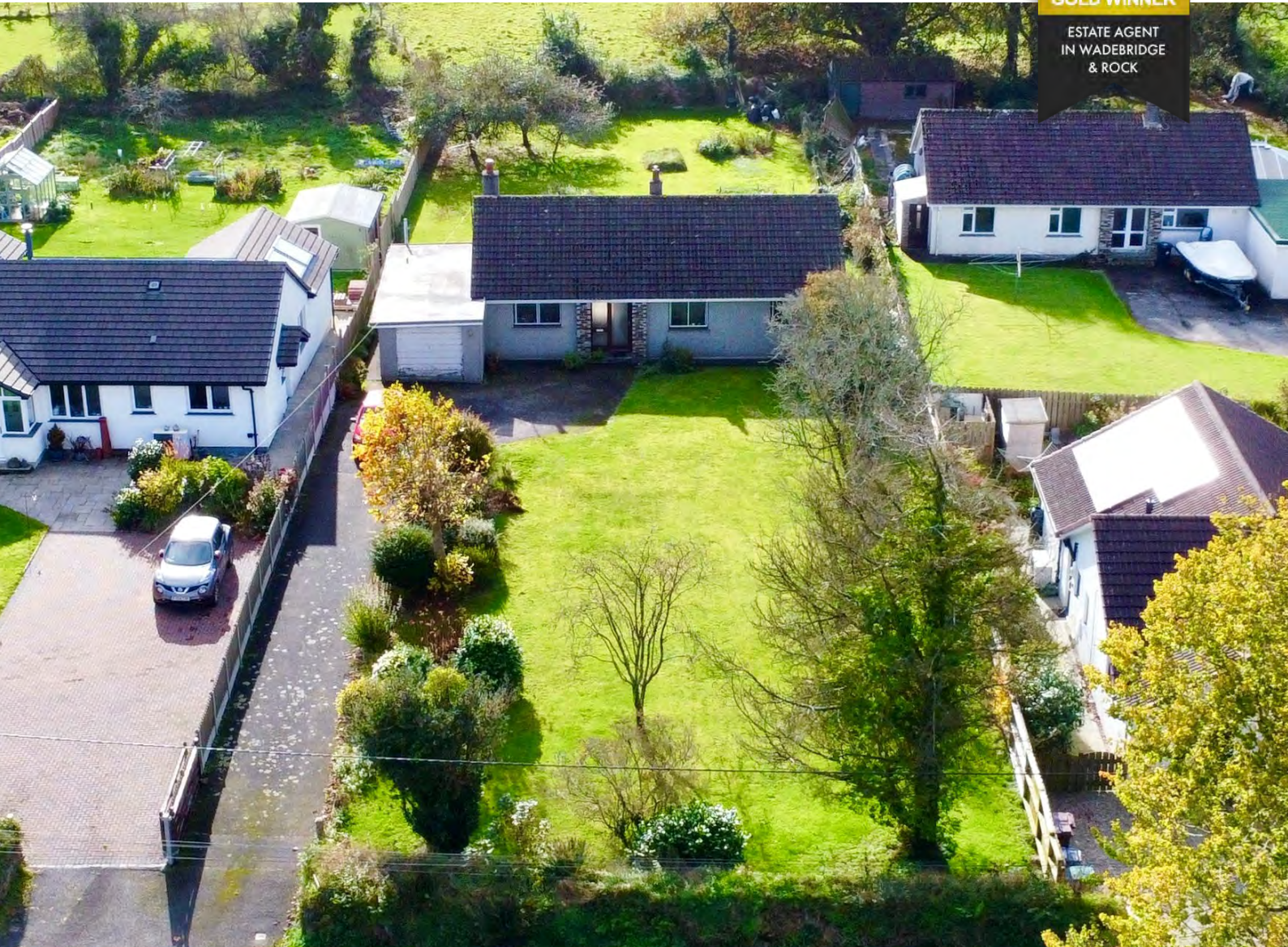
BRITISH
PROPERTY
AWARDS

2023

★★★★★

GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £500,000



Changing Lifestyles

01208 814055

Stubbings, St Tudy, PL30 3NF



A Traditional Built 3 Bedroom Detached Bungalow Sat Centrally on 0.41 Acre Private Plot...

- Traditional detached three-bedroom bungalow
- Set on a level 0.41-acre plot with central positioning
- Huge potential for renovation, extension, or redevelopment (STPP)
- Separate kitchen with pantry cupboard
- Utility room with access to rear garden and integral single garage
- Three double bedrooms, family bathroom, and separate WC
- Large, private front garden with mature shrubs, trees, and expansive lawn
- Spacious rear garden offering seclusion and scope for development
- Private driveway providing ample off-road parking
- Prime location on Tremeer Lane
- Ideal opportunity for a project, investment, or family home
- Council Banding - D
- EPC - tbc



Set within one of St Tudy's most sought-after and peaceful residential locations, Stubbings presents a rare opportunity to acquire a traditional three-bedroom detached bungalow occupying an exceptional and level plot of approximately 0.41 acres.

Offering huge potential for renovation, extension or redevelopment (subject to the necessary consents), this property combines village charm with the kind of outside space that is increasingly difficult to find.

Approached via a private driveway, the property enjoys a wonderful sense of privacy, with mature hedging, established trees and expansive lawned areas framing the bungalow. The front garden alone is impressive, a wide open space that sets the property well back from the lane while still allowing plenty of room for parking, garaging and further landscaping if desired.

The bungalow itself sits centrally within the plot, perfectly positioned to take full advantage of both its generous front and rear gardens. To the rear, the garden continues to delight, a large level expanse bordered by mature planting that offers complete seclusion and an ideal environment for family life, gardening enthusiasts or those simply seeking peace and tranquillity.

This outdoor space offers enormous potential for future development or reconfiguration, whether that be extending the existing footprint, creating additional dwellings (STPP) or designing a modern replacement home to suit your vision.

Internally, the accommodation is traditionally laid out around a central hallway. There are three well-proportioned double bedrooms, a family bathroom and a separate WC. The living room enjoys pleasant views over the front garden and across the plot, while the kitchen, complete with pantry cupboard, offers a practical layout. A separate utility room provides access to the rear garden and connects directly to the integral single garage, offering excellent scope for conversion or redesign.

Stubbings represents a truly rare chance to secure a generous and versatile plot in this historic and highly regarded Cornish village. With its enviable position on Tremeer Lane, abundance of outdoor space and outstanding future potential, this property is a must-see for those seeking a project or long-term investment opportunity.

A viewing is highly recommended to appreciate the privacy, scale and possibilities on offer.



Changing Lifestyles

St Tudy is a delightful and quintessential Cornish village, set amidst rolling countryside and scenic farmland. Known for its strong sense of community and peaceful atmosphere, the village offers a perfect blend of rural charm and convenience.

Tremeer Lane, a quiet and highly desirable road within the village, provides a tranquil setting with easy access to local amenities, including a village shop, pub, and village hall, as well as excellent primary schooling. The surrounding area is ideal for walking, cycling, and enjoying the natural beauty of Cornwall, while still being within easy reach of Bodmin, Wadebridge, and the north Cornish coast.

St Tudy's combination of charm, community, and countryside makes it a sought-after location for families, professionals, and anyone looking for a serene Cornish lifestyle.



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



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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.

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.