



Bond
Oxborough
Phillips

Changing Lifestyles

Berrio Bridge House, North Hill, PL15 7NL



Guide Price £720,000



Berrio Bridge House



- ◆ Fully renovated country home blending traditional charm with modern finishes
- ◆ Brand-new kitchen, perfect for family life and entertaining
- ◆ Spacious, versatile accommodation with potential for additional bedrooms
- ◆ Beautifully maintained gardens with river frontage and mature planting
- ◆ Sheltered dining and relaxing area in the garden, evoking a Greek escape
- ◆ Covered oak-framed carport for multiple vehicles and adjacent workshop
- ◆ Peaceful, quiet location in the picturesque Lynher Valley
- ◆ Stunning views over the river and surrounding countryside
- ◆ Ideal for a growing family or those seeking flexible, characterful living



Beautifully renovated and rich in character, this unique country home sits in a tranquil position within the Lynher Valley, boasting river frontage and fishing rights. The spacious, flexible layout includes a brand-new kitchen, multiple reception rooms and charming features such as vaulted ceilings and fireplaces, with scope to create further bedrooms if needed.

The gardens are a standout, offering sweeping lawns, mature planting, a granite bridge and a stunning sheltered outdoor dining area inspired by a Greek retreat. With river and countryside views, plus an oak-framed carport and workshop. This home combines modern comfort with serene rural living.



Location:

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Located on the picturesque eastern edge of Bodmin Moor, roughly six miles south of Launceston, North Hill is a charming village that beautifully combines peaceful rural living with a rich sense of history.

North Hill is a place where heritage is woven into everyday life. The village is home to a stunning 14th-century parish church dedicated to St Torney, standing as a testament to its deep historical roots. Nearby, a sacred well beside the scenic River Lynher—also associated with St Torney—adds a touch of intrigue and old-world enchantment to the landscape.

Beyond its historical appeal, North Hill is a thriving community. The gentle flow of the River Lynher divides the village, with the main hub situated on its eastern bank. At the heart of village life is the welcoming community hall, which hosts a wide range of events throughout the year and fosters a warm, close-knit atmosphere that makes North Hill a truly inviting place to call home.





Internal Description:

This exceptional country home is rich in charm and character, having been fully renovated to harmonise its traditional features with modern comforts. Set in a peaceful spot within the picturesque Lynher Valley and bordering the river—with the added benefit of fishing rights—the property provides spacious and flexible accommodation, ideal for a large family or those seeking adaptable living space. At its heart is a brand-new kitchen designed for both everyday living and entertaining, complemented by a selection of inviting reception rooms. Vaulted ceilings and feature fireplaces enhance the warmth and personality found throughout. Several rooms also offer the potential to be reconfigured, allowing for the creation of additional bedrooms or bathrooms if required.

The beautifully maintained gardens are a true highlight. With sweeping lawns, mature shrubs and flowering plants, the outdoor space enjoys direct river frontage and includes a granite bridge crossing a leat that runs into the River Lynher. A particularly special feature is the sheltered outdoor dining and relaxation area, designed to evoke the feel of a Greek retreat—an idyllic spot for al fresco dining or unwinding while taking in the views. The gardens enjoy spectacular outlooks over the river and surrounding countryside, creating a serene and picturesque setting.

The property also benefits from a covered oak-framed carport for three vehicles, an adjoining workshop.

Inside, the accommodation is both practical and full of character. Multiple sitting rooms, a dining room and a study or potential extra bedroom all enjoy natural light and lovely views of the gardens and river. The bathrooms and wet rooms are well appointed, while vaulted ceilings and exposed beams continue the home's charming aesthetic throughout. The kitchen/breakfast room is another standout feature, offering a range of units, ample worktop space, integrated appliances, a Rangemaster stove and a stable door with stained-glass detail opening onto the front garden.

Combining rural tranquillity, stunning river views, beautifully landscaped gardens—including a Greek-inspired outdoor haven—flexible accommodation and tasteful modern updates, this property presents a rare opportunity to enjoy a truly unique and highly desirable home in a peaceful yet well-connected location.

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Floor 0



Floor 1

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