



Bond
Oxborough
Phillips

Changing Lifestyles

Brocket

Blisland

PL30 4LJ



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Guide Price - £350,000



Changing Lifestyles

01208 814055

Brocket, Meadow Plash, Blisland, PL30 4LJ



Bright, modern bungalow with garden and parking in a peaceful village setting..

- Attractive two-bedroom detached bungalow located in the charming moorland village of Blisland
- Two well-sized double bedrooms with large windows and built-in wardrobes
- Large open-plan living and dining area ideal for relaxing and entertaining
- Modern kitchen with ample storage, integrated appliances, and bright, airy atmosphere
- Conservatory/utility area with sink and additional storage
- Off-Road Parking with space for a couple of vehicles
- Excellent-sized rear garden with patio, decked area, and garden shed
- Council Banding - C
- EPC - D



Set within the charming moorland village of Blisland, this attractive two-bedroom detached bungalow offers beautifully light-filled accommodation, generous room proportions, and a wonderful blend of modern comfort and village living.

Upon entry, you are welcomed into a spacious hallway providing access to all rooms. To the left are two well-proportioned double bedrooms, each featuring large windows that flood the spaces with natural light, as well as built-in wardrobes for added convenience. Returning to the hallway, you'll find a useful storage and airing cupboard.

The contemporary bathroom is fitted with a walk-in shower, toilet, and basin, and is thoughtfully enhanced by skylights that illuminate the room naturally from dawn to dusk.

To the right of the hallway, the home opens into a large open-plan living and dining area, an inviting, versatile space perfect for both relaxing and entertaining. A feature fireplace with a stylish tiled backdrop adds warmth and character. The room flows seamlessly into the modern kitchen, complete with ample storage, integrated appliances, and generous windows that maintain the bright, airy feel. From the living area, double doors lead out onto the garden patio, extending the living space outdoors.

A conservatory/utility area adjoins the living room, offering a practical additional space equipped with a sink and plentiful storage options. Outside, the rear garden is a fantastic size, featuring a patio, decked area, and a useful garden shed. It is the ideal setting for outdoor dining, gardening, or simply enjoying the peaceful surroundings. To the front of the property, a large off-road parking area provides space for multiple vehicles.



This delightful bungalow presents a wonderful opportunity for those seeking comfortable single-level living in a friendly, picturesque Cornish village.

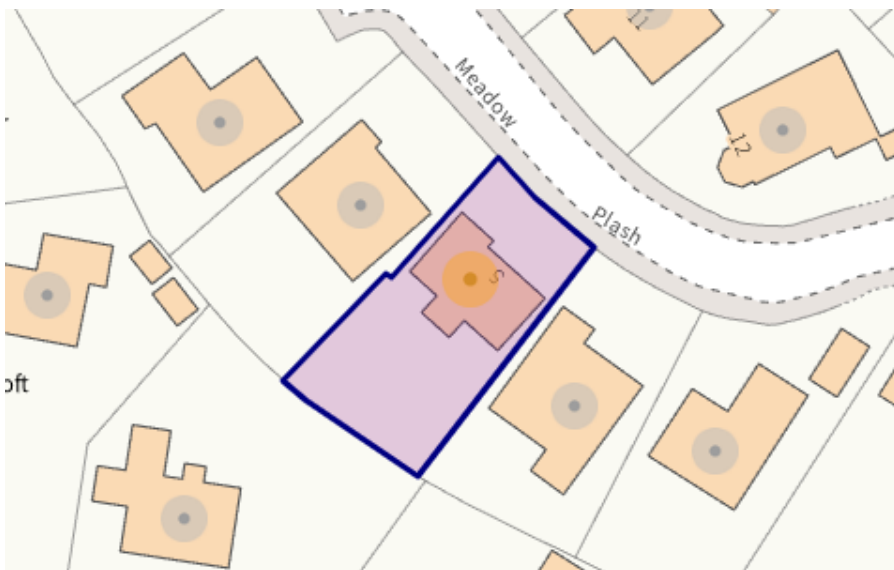
Changing Lifestyles

Nestled on the edge of Bodmin Moor, Blisland is one of North Cornwall's most picturesque and characterful villages. Known for its tranquil atmosphere, traditional architecture, and beautiful village green, Blisland offers a quintessential Cornish rural lifestyle while remaining well connected to surrounding towns.

At the heart of the village is the expansive, tree-lined green, an unusual feature for Cornwall and one that gives Blisland its distinctive, almost pastoral feel. Overlooking the green are charming stone cottages, the welcoming Blisland Inn, and the impressive Church of St Protus and St Hyacinth, celebrated for its stunning carved interior and centuries of local history.

Surrounded by rolling countryside and the rugged landscape of Bodmin Moor, Blisland is a haven for walkers, cyclists, and nature lovers. Scenic trails lead directly from the village onto the open moorland, with landmarks such as Jubilee Rock and the Camel Trail nearby. Despite its peaceful setting, Blisland is only a short drive from Wadebridge, Bodmin, and key transport links, making it an attractive base for both full-time residents and those seeking a countryside retreat.

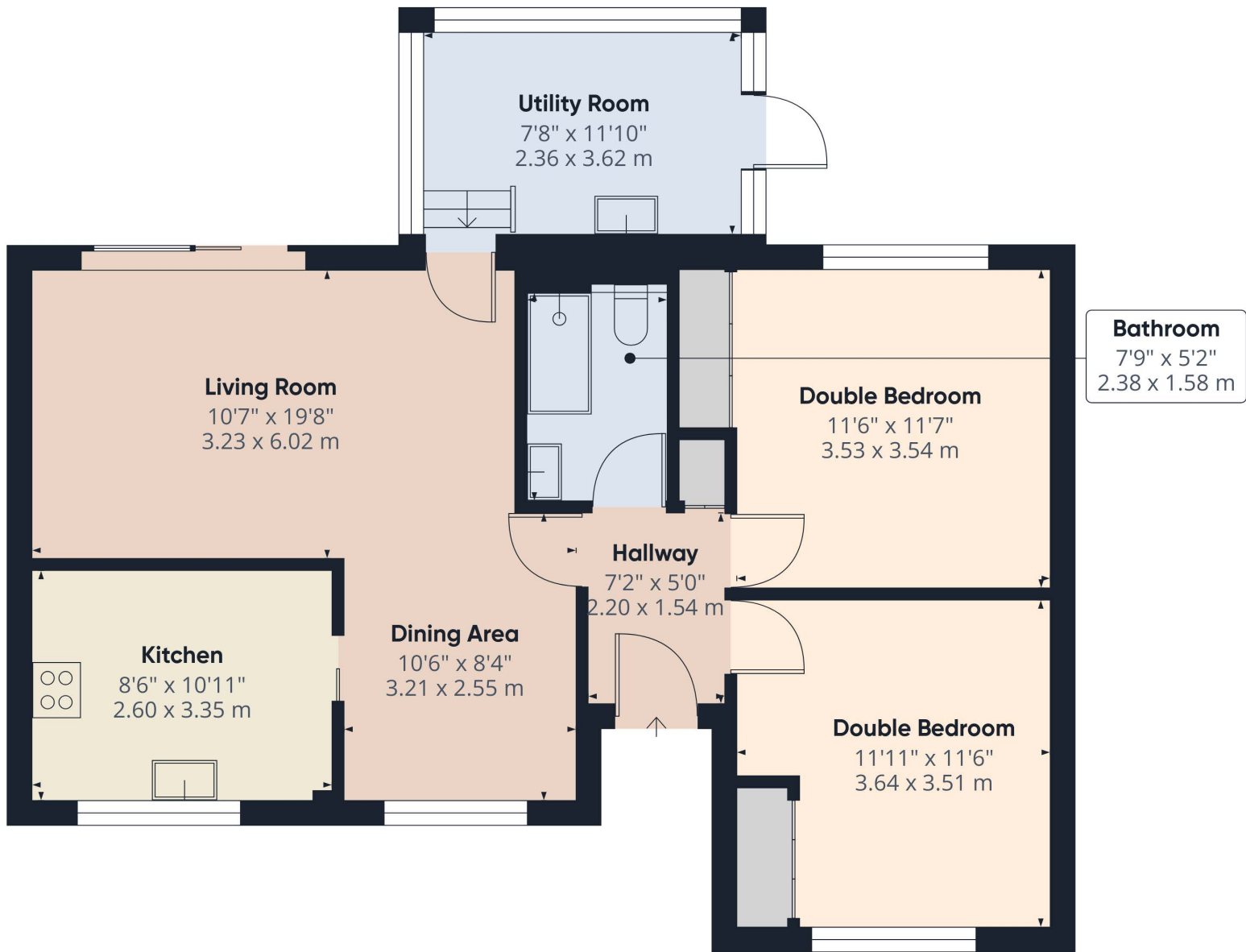
Community spirit is strong, with a local shop, village hall, and regular events that bring residents together. Whether you're drawn to its historic charm, outdoor lifestyle, or sense of calm, Blisland embodies the best of rural Cornwall.



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:





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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 to be 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.