



Bond
Oxborough
Phillips

Changing Lifestyles

Gwas Menydh

Bodmin

PL31 2DX



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Guide Price - £500,000



Changing Lifestyles

01208 814055

Gwas Menydh, Bodmin, PL31 2DX



An impressive detached home with generous rooms offering adaptable living for modern lifestyles..

- Impressive five-bedroom detached home on the edge of Bodmin Town
- Spacious and flexible accommodation ideal for modern family living
- Large living room with fireplace, dining room and conservatory/home office
- Modern fitted kitchen with breakfast area and separate utility room
- Two en-suite bedrooms including a private fifth bedroom suite
- Integral garage with part conversion to salon/home office space
- Mature gardens to the front, side and rear with parking via shared driveway
- Council Banding - F
- EPC - C



We are delighted to bring to the market this impressive and beautifully presented five-bedroom detached home, ideally positioned on the edge of Bodmin Town and enjoying a peaceful yet convenient setting.

This substantial property offers generous, flexible accommodation throughout, making it perfectly suited to modern family living.

The ground floor is both welcoming and practical, beginning with a spacious entrance hall featuring useful storage cupboards and a cloakroom with WC. From here, the heart of the home unfolds into a stylish, modern fitted kitchen and breakfast room, complete with integrated appliances and an open connection to the utility room, ideal for busy households.

The main living room is a wonderfully bright and spacious area, centred around a gas fireplace and designed for both relaxation and entertaining. Double doors open into a conservatory, currently used as an office, creating a versatile additional living space with views out onto the front garden. Sliding doors connect the living room to the dining room, allowing for an excellent flow throughout the ground floor.

Stairs rise to a generous first-floor landing, leading to four well-proportioned double bedrooms. Three benefit from built-in wardrobes, while the master bedroom enjoys the added luxury of an en-suite bathroom. A contemporary family bathroom serves the remaining bedrooms, providing ample facilities for family and guests.

The integral garage is accessed directly from the entrance hall via stairs and has been thoughtfully adapted, with a stud wall dividing the space to create a fitted salon or office area to the rear. This offers fantastic potential for home working, a studio, or hobby space, while still retaining useful storage or garage space to the front.

A further staircase from the entrance hall leads to the impressive fifth bedroom, a spacious and private retreat complete with its own en-suite shower room. This area would be ideal for older children, guests, or multigenerational living.

Externally, the property benefits from parking accessed via a shared driveway with the neighbouring home. The gardens are a real highlight, with mature planting to the front, side, and rear creating a beautifully established setting and providing ample outdoor space to relax, entertain, or enjoy family life.

This is a home that must be viewed internally to fully appreciate the space, versatility, and quality on offer, and we highly recommend an early viewing to avoid disappointment.

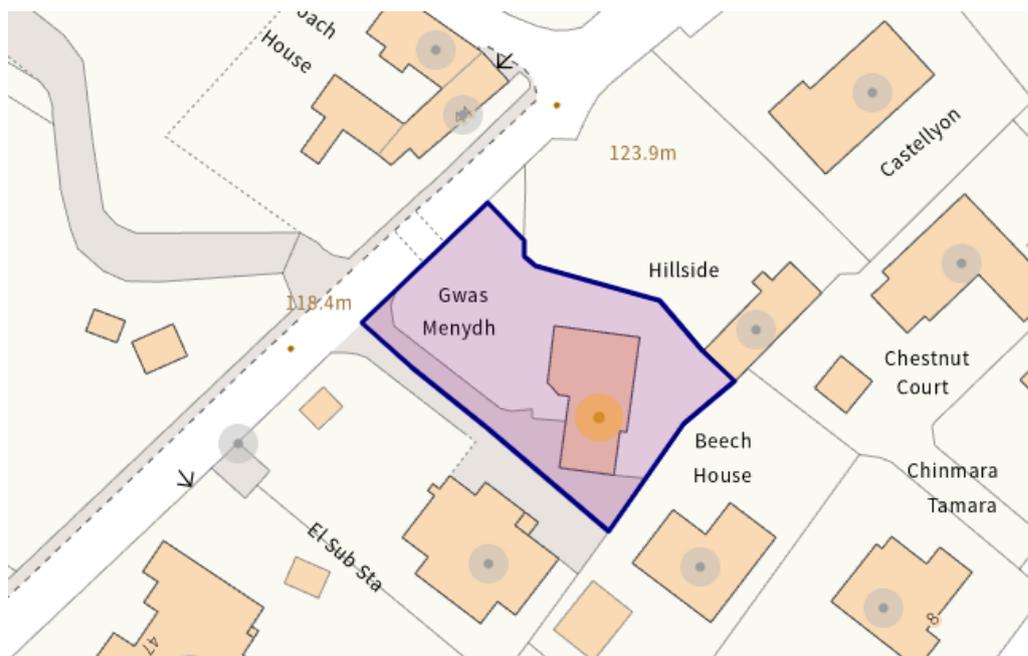


Changing Lifestyles

Bodmin is a well-established and historic Cornish town that offers a wide range of everyday amenities alongside a strong sense of community. The town centre provides a good selection of shops, supermarkets, cafés, schools and leisure facilities, catering well for families and professionals alike. Bodmin also benefits from a mainline railway station with direct services to London Paddington, making it an excellent choice for those requiring convenient transport links while enjoying a more relaxed lifestyle.

Set on the edge of the dramatic and unspoilt Bodmin Moor, the town is ideally placed for those who appreciate the outdoors, with immediate access to scenic walking, cycling and riding routes across some of Cornwall's most beautiful countryside. Despite its rural setting, Bodmin remains highly accessible, with easy road connections to the A30 and onward routes across the county.

Combining historic character, modern convenience and proximity to open countryside, Bodmin offers an attractive and well-balanced lifestyle in the heart of Cornwall, appealing to a wide range of buyers looking for both practicality and quality of life.

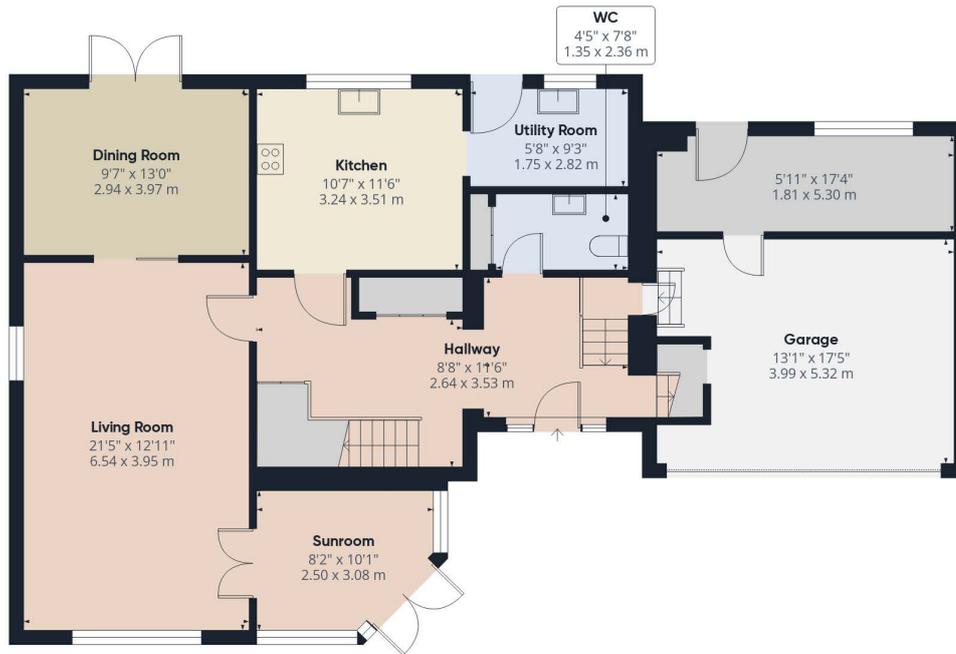


Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

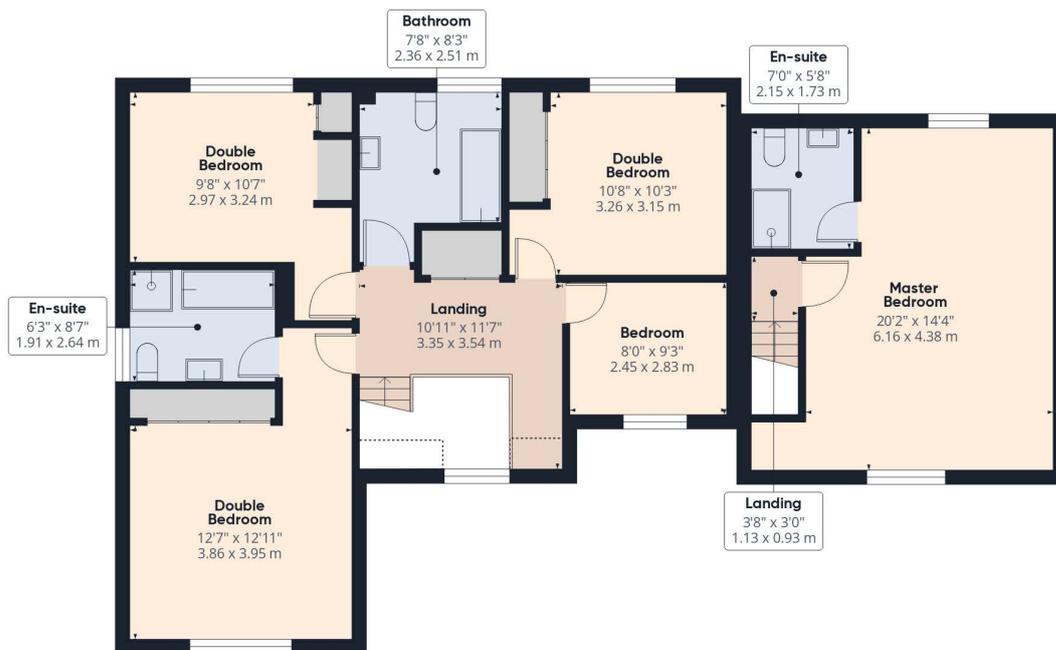
Scan here for our Virtual Tour:



Changing Lifestyles



Floor 0



Floor 1

Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01208 814055 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.