



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Berneley  
Trelash  
Warbstow  
Launceston  
Cornwall  
PL15 8RL

**Asking Price: £475,000**

**Freehold**



**Changing Lifestyles**

**01288 355 066**  
**bude@boproperty.com**



- SPACIOUS FOUR BEDROOM DETACHED BUNGALOW (1,539 SQ FT)
- 5.8kWh SOLAR PANEL SYSTEM WITH 9.6kWh BATTERY STORAGE SYSTEM
- DETACHED GARAGE & EXTENSIVE OFF-ROAD PARKING
- BEAUTIFULLY LANDSCAPED GARDENS
- RAISED VEGETABLE BEDS & GREENHOUSE
- PLEASANT RURAL HAMLET LOCATION
- EPC RATING D
- COUNCIL TAX BAND D



Berneley is an impressive and deceptively spacious detached bungalow occupying a generous plot within the peaceful rural hamlet of Trelash, near Warbstow. Offering approximately 1,539 sq ft of well-balanced accommodation, together with a detached garage and beautifully established gardens, the property presents a wonderful opportunity for those seeking countryside living.

The accommodation is thoughtfully arranged and offers excellent versatility. A welcoming entrance porch leads into a central hallway which provides access to the principal reception rooms. The living room is a particularly attractive space, enjoying a bright dual aspect and flowing through to a delightful conservatory that overlooks the rear gardens — an ideal setting for relaxing or entertaining throughout the seasons.

The kitchen is well appointed with modern fitted units with granite work surfaces over, complemented by a separate dining room positioned conveniently nearby. A useful utility room and additional shower room add further practicality to the layout. Berneley offers four well-proportioned bedrooms, including a generous principal bedroom with en-suite shower room. The remaining bedrooms are served by a family bathroom.



Externally, the property enjoys a substantial driveway providing ample off-road parking and leading to a detached garage. The front elevation combines rendered and stone detailing, creating attractive kerb appeal. To the rear, the gardens are a particular feature — thoughtfully landscaped with paved terraces, lawned areas, mature shrubs and planting, a productive vegetable garden with raised beds and greenhouse, and far-reaching views across neighbouring countryside.

Situated within easy reach of Warbstow, Launceston and the North Cornish coastline, Berneley offers the perfect balance of rural tranquillity and accessibility.

A versatile and spacious bungalow in a sought-after countryside setting — early viewing is highly recommended. EPC Rating D. Council Tax Band D.



Berneley enjoys a most tranquil rural setting on the edge of the Hamlet of Trelash lying only a short distance from the rugged North Cornish coastline. The popular coastal town of Bude famed for its many nearby areas of outstanding natural beauty and popular bathing beaches is some 14 miles and supports a comprehensive range of shopping, schooling and recreational facilities. Cornwall's ancient market town of Launceston is some 14 miles and provides a convenient access to the A30 trunk road which connects to Okehampton and the cathedral city of Exeter with its airport, intercity railway networks and motorway links. Other nearby popular beauty spots include Boscastle, Trebarwith Strand, Tintagel and Crackington Haven.



Berneley, Trelash, Warbstow, Launceston, Cornwall, PL15 8RL

## Changing Lifestyles

**Entrance Porch** - 5'8" x 3'8" (1.73m x 1.12m)

**Entrance Hall**

**Kitchen** - 11'9" x 7'9" (3.58m x 2.36m)

**Utility** - 9'6" x 5'1" (2.9m x 1.55m)

**Dining Room** - 8'9" x 10' (2.67m x 3.05m)

**Living Room** - 19'7" x 11'3" (5.97m x 3.43m)

**Conservatory** - 9'1" x 9'5" (2.77m x 2.87m)

**Bedroom 1** - 10'8" x 14'11" (3.25m x 4.55m)

**Ensuite** - 3'10" x 7'10" (1.17m x 2.4m)

**Bedroom 2** - 12'1" x 9'8" (3.68m x 2.95m)

**Bedroom 3** - 14'5" x 8'6" (4.4m x 2.6m)

**Bedroom 4** - 9'4" x 9'9" (2.84m x 2.97m)

**Bathroom** - 5'11" x 9'9" (1.8m x 2.97m)

**Shower Room** - 6'2" x 2'11" (1.88m x 0.9m)

**Garage** - 21'5" x 8' (6.53m x 2.44m)

**Outside** - Berneley occupies a generous and beautifully maintained plot. To the front, a large tarmac driveway provides extensive off-road parking for multiple vehicles and leads to the detached garage. The lawned frontage, complemented by mature planting, enhances the overall presentation and approach to the property. The rear gardens are thoughtfully landscaped and enjoy a high level of privacy together with open outlooks across neighbouring countryside. Immediately adjoining the property is a substantial paved terrace, perfectly positioned for al-fresco dining and entertaining, with direct access from the conservatory and main living areas. Stone retaining walls and gentle steps lead to an expansive lawned garden bordered by mature shrubs, trees and well-stocked beds, creating structure and seasonal colour throughout the year. A pergola feature provides an attractive focal point and a peaceful seating area from which to enjoy the surroundings. Berneley also offers raised vegetable beds, a greenhouse and water butts, complemented by a timber garden shed, workshop/store and additional useful storage.

Overall, the gardens are thoughtfully laid out to provide a pleasing combination of lawn, seating and entertaining areas, together with practical space for growing, all enjoying a delightful rural outlook.

**Anti-Money Laundering** - 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 £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

**Services** - Mains electric and water. Private drainage. Oil fired central heating. 5.8kwh Solar Panels with 9.6kwh battery system.

**EPC** - Rating D.

**Council Tax** - Band D.

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Floor 0 Building 1



Floor 0 Building 2

**Approximate total area<sup>(1)</sup>**

1539 ft<sup>2</sup>  
143.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

## Directions

From Bude town centre proceed out of the town turning right at Bude Service station into King's Hill and upon reaching the A39 turn right sign posted Camelford. Continue for approximately 11 miles through Wainhouse Corner and continuing past Cansford Quarry, rising up the long gradient at the other side and take the first left hand turning signposted Otterham. Proceed along this road entering Trelash and at the cross road take the right hand turning, after a short distance Berneley will be found on the right hand side with a 'Bond Oxborough Phillips' sign will be displayed.

## We are here to help you find and buy your new home...

34 Queen Street  
Bude  
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EX23 8BB  
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If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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Phillips Sales & Lettings on

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