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Oxborough  
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# Lemon Cottage

## Blisland

### PL30 4JD



BRITISH  
PROPERTY  
AWARDS

2025



**GOLD WINNER**

ESTATE AGENT IN  
WADEBRIDGE & ROCK



## Guide Price - £330,000



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01208 814055

# Lemon Cottage, Blisland, PL30 4JD



## Lemon Cottage – Charming Grade II Listed Cottage in the Heart of Blisland

- Grade II listed 2 bedroom semi detached cottage in the heart of Blisland village
- Bright sunroom extension, ideal for indoor/outdoor living and extra storage
- Spacious living room with granite fireplace, wooden lintel, and cosy stove
- Modern kitchen with granite lintel fireplace
- Two double bedrooms, including front facing room with village green views
- Rear bedroom with private ensuite shower room
- Charming period features including solid wood doors, ceiling beams, and fireplaces
- Private rear garden and quaint front courtyard, perfect for relaxing or entertaining
- Recently updated with new carpets and hard flooring in the kitchen
- Council Banding - B
- EPC - E



Nestled in the heart of Blisland village, Lemon Cottage is a charming Grade II listed semi detached home that perfectly blends period character with modern comfort.

Upon entry, you are welcomed into a bright sunroom extension, a versatile space ideal for enjoying the outdoors from the comfort of indoors or providing excellent additional storage, making it a thoughtful addition to the home's floorplan.

A central hallway leads through the property, setting the tone for the inviting living spaces. To the right, a spacious living room boasts a stunning granite fireplace with wooden lintel, housing a cosy stove and a traditional clove oven, creating the perfect spot for relaxing evenings. The room is generous in size, allowing for a variety of furniture arrangements while retaining its period charm.

The kitchen is both practical and modern, featuring a second fireplace with a large granite lintel and a wood burner, along with a comprehensive range of cupboards, ample work surfaces, and contemporary appliances. Adjacent, a rear store room provides further storage and access to the private, sunny rear garden.

Upstairs, the cottage offers two double bedrooms. The front facing bedroom is generously proportioned and enjoys lovely views over the village green, while the rear bedroom overlooks the garden and benefits from a private ensuite shower room with walk in shower, W.C., and basin. Completing the first floor is a family bathroom with a bath, W.C., basin, and a handy storage cupboard.

Externally, the property boasts a private rear garden accessed via a set of stairs, perfect for relaxing or entertaining, and a quaint front courtyard, ideal for a morning coffee or an evening glass of wine. The village pub and other amenities are just a short stroll away.

Lemon Cottage is full of character, including solid wood doors, ceiling beams, and fireplaces, and has recently been enhanced with new carpets and hard flooring in the kitchen, adding a subtle touch of luxury. Offered with no onward chain, this delightful cottage represents a rare opportunity to acquire a truly special home in the heart of Blisland.



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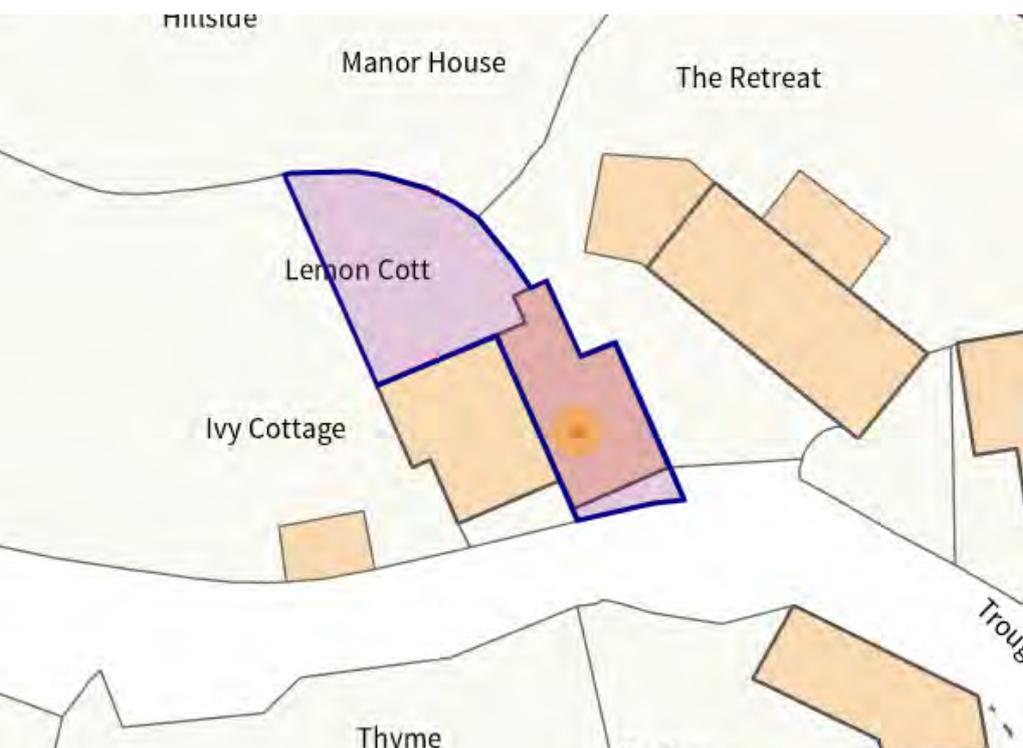
Blisland is a charming and highly regarded village set on the western edge of Bodmin Moor, offering a wonderful balance of peaceful rural living and convenient access to the North Cornwall coast. Known for its picturesque village green, historic character, and strong sense of community, Blisland is widely considered one of Cornwall's most desirable inland villages.

At the heart of the village lies a traditional green, surrounded by attractive period cottages and the well-known Blisland Inn, creating a quintessential Cornish setting. The village also benefits from a popular primary school and a welcoming community atmosphere, making it particularly appealing to families and those seeking a quieter pace of life.

For those who enjoy the outdoors, Bodmin Moor is quite literally on your doorstep, providing miles of open countryside ideal for walking, cycling, and exploring. Despite its tranquil setting, Blisland remains well connected, with the nearby town of Bodmin offering a wider range of shops, supermarkets, and amenities, as well as access to the A30 for routes further afield.

The stunning North Cornish coastline is also within easy reach, with beautiful beaches and coastal walks accessible in around 20–30 minutes, allowing you to enjoy the very best of both countryside and coastal living.

Blisland truly offers the best of both worlds, a peaceful, scenic setting with a strong community feel, yet within easy reach of everyday conveniences and some of Cornwall's most breathtaking landscapes.



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.

Virtual Tour:



# Changing Lifestyles



Floor 0



Floor 1



## Have a property to sell or let?

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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.