



Bond
Oxborough
Phillips

Changing Lifestyles

Sunnyside, West Week Broadwoodwidge PL16 0EU



Offers Over - £350,000



Changing Lifestyles

01822 600700

Sunnyside, West Week



- Detached former Sunday School conversion
- Extended and fully renovated throughout
- Vaulted living room with woodburner
- Three bedrooms including master suite with en suite
- Light and spacious kitchen ideal for entertaining
- Generous 0.2 acre plot with open field views
- Ample off-road parking, outbuilding and mobile home
- Solar panels improving energy efficiency, EPC Rating B
- Timber-framed and of non-standard construction



An exceptional and truly unique opportunity to acquire a detached former Sunday School, thoughtfully transformed and significantly extended by the current owners to create a striking and versatile home, full of character and charm.

The property has undergone extensive renovation, blending its original features with modern finishes to offer both style and practicality. Internally, the accommodation is beautifully presented and well-proportioned throughout. At the heart of the home is a light and airy kitchen, designed with both everyday living and entertaining in mind, which flows seamlessly through to a stunning living room. This impressive space features a vaulted ceiling and a woodburning stove, creating a wonderful sense of space and a cosy focal point.

A central hallway leads to the remaining accommodation, including two well-sized bedrooms, a contemporary family bathroom, and an impressive master suite. The principal bedroom benefits from its own vaulted ceiling, a stylish en suite, and French doors that open directly onto the garden, allowing for plenty of natural light and a lovely connection to the outdoor space.

Externally, the property continues to impress. Set within a generous plot of approximately 0.2 acres, the home enjoys open views across surrounding fields, offering a peaceful and semi-rural setting. There is ample off-road parking, along with a useful outbuilding and a clad mobile home, providing excellent flexibility for a variety of uses such as a home office, studio, or guest accommodation (subject to any necessary consents).

The gardens are predominantly laid to lawn and are beautifully maintained, complemented by well-stocked flower borders, a spacious patio area with pergola—ideal for outdoor dining and entertaining—and additional storage sheds.

Further enhancing the property's appeal, solar panels have been installed, improving energy efficiency and helping to reduce running costs, as reflected in the impressive EPC rating of B. This is a rare opportunity to acquire a distinctive home offering character, space, and versatility in a delightful setting.

Please note this property is of timber-framed, non-standard construction and is therefore best suited to cash buyers unless agreed prior to a viewing appointment.



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Situated in a rural location within the Parish of Broadwoodwidge, Lifton. It is very much an agricultural area. The nearest village with amenities is Lifton, which boasts a Post Office/General Store, public house, two hotels, restaurant, garden nursery, Doctors surgery, village primary school and Parish Church. The nearest town is Launceston.

Launceston is the ancient capital of Cornwall and boasts a number of historical buildings including the Norman castle and Victorian Guildhall and Town Hall. There is a wide variety of shopping available both in the town centre and the out of town retail park (both independently and nationally owned) together with a range of service businesses, medical facilities and schooling at both primary and secondary levels (private and state sector). The town has a good sports centre, many clubs and societies catering for a wide variety of interests and two 18 hole golf courses within 3 miles.



Please do not hesitate to contact
the team at
Bond Oxborough Phillips
Sales & Lettings on
01822 600700
for more information or to
arrange an accompanied viewing
on this property.



Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01822 600700 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.