



Bond
Oxborough
Phillips

Changing Lifestyles

4 Holmes Way,
Bodmin, PL31 2TZ



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Asking Price - £330,000



Changing Lifestyles

01208 814055

4 Holmes Way, Bodmin, PL31 2TZ



A warm and welcoming four-bedroom semi-detached family home with countryside views,

- Four-bedroom detached family home in a quiet, desirable location
- Bright and welcoming hallway with practical cloakroom
- Spacious lounge featuring a cosy log burner
- Large kitchen diner – perfect for family life and entertaining
- French doors opening directly onto the garden
- Private, level rear garden – enclosed and not overlooked
- Reinforced fencing offering added security and peace of mind
- Beautiful open field views to the rear with seasonal livestock
- Detached garage and driveway providing ample parking
- Light and airy principal bedroom with en suite
Flexible fourth bedroom currently used as a walk-in wardrobe



Welcome to 4 Holmes Way, a truly lovely four-bedroom semi-detached family home. Perfectly positioned in a quiet cul-de-sac in a very welcoming part of Bodmin.

Step inside and you're greeted by a bright entrance hallway that instantly feels warm and inviting. To your right is a handy cloakroom toilet. The property provides ample storage cupboards and under stair space. While to the left you'll find a generous lounge. This is a space made for relaxing, with a beautiful log burner which has been installed by the current owners. Perfect for cosy evenings, movie nights, or simply unwinding after a long day.

As you continue through, you arrive at the kitchen diner. The real hub of the home. Spacious and full of light, it's a fantastic area for family meals, entertaining friends, or keeping an eye on little ones while cooking. French doors open out onto the garden, creating a seamless connection between inside and out.



The garden is a wonderful feature, level, enclosed and not overlooked, offering a real sense of privacy. It's a safe and secure space for children and pets to enjoy, with reinforced fencing for added peace of mind. There's also access to a detached garage and driveway. Beyond the garden, you're treated to lovely open views across the fields, where livestock can often be seen grazing in the summer months. Bringing a touch of countryside charm right to your doorstep.

Upstairs, the home continues to feel light and well laid out. The main bedroom is a calm and airy retreat, complete with its own en suite.

One of the additional bedrooms is currently set up as a walk-in wardrobe, offering a touch of luxury, but could easily be adapted to suit your needs. Two further bedrooms provide comfortable and flexible space for family, guests, or even a home office.

4 Holmes Way is a home that's been designed for real family living. Comfortable, spacious and filled with warmth, all set in a peaceful location with beautiful surroundings.

Please call to discuss this wonderful home and to secure a viewing -
01208 814055

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Situated in a quiet residential area of Bodmin, Holmes Way enjoys a peaceful setting while remaining conveniently close to everything you need for day-to-day living.

Bodmin is a well-connected Cornish town, offering a great range of local amenities including supermarkets, independent shops, cafés, schools and leisure facilities.



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:



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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.