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Oxborough
Phillips

Changing Lifestyles

Woodlands

St Tudy

PL30 3NG



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Guide Price - £600,000



Changing Lifestyles

01208 814055

Woodlands, St Tudy, PL30 3NG



A spacious detached 2 bedroom bungalow set within 0.71 acres of private, mature gardens, offering exceptional privacy, potential, and countryside living on the edge of St Tudy.

- Detached 2-bedroom bungalow in a highly sought-after rural lane setting
- Positioned on a private, level plot extending to approx. 0.71 acres
- Two well-proportioned double bedrooms
- Spacious living/dining room
- Private tarmacked driveway with parking for multiple vehicles
- Landscaped garden with fruit trees, lawn, greenhouse & sheds
- Substantial, fully enclosed rear garden
- Exceptional overall plot offering privacy, space and potential
- Rare opportunity in a sought-after rural setting
- Council Banding - E
- EPC - tbc



Woodlands is a beautifully positioned 2-bedroom detached bungalow, occupying a highly sought-after setting along Wetherham Lane, on the fringes of the desirable village of St Tudy.

Set proudly within an exceptional and private plot extending to approximately 0.71 acres, this rare offering combines spacious internal accommodation with outstanding gardens and a true sense of countryside seclusion.

Upon entering the bungalow, you are welcomed into a large and inviting central entrance hallway which immediately sets the tone for the generous space found throughout the home. To the right, there are two well-proportioned double bedrooms, both offering excellent natural light and balanced layouts. One enjoys peaceful views over the front garden, while the second benefits from attractive outlooks across the rear garden.

Continuing from the hallway, the family bathroom is well appointed and currently comprises a shower, WC and wash basin. The space is perfectly functional as it stands, whilst also offering clear potential for modernisation and personalisation to suit individual taste.

The spacious living and dining room is a standout feature of the home, offering a superb amount of floor space for a variety of furnishings and layouts. A large double window and external access to the front garden allow natural light to flood the room, creating a bright and welcoming atmosphere. Completing this space is a stylish wood-burning stove set within a characterful stone fireplace, providing a cosy focal point.

The kitchen is well equipped with an excellent range of fitted cupboards and worktop space, along with a SMEG oven. It also enjoys peaceful views over the rear garden, enhancing the sense of connection with the outdoors. Adjacent to the kitchen is a highly practical utility room, offering additional storage and space for white goods along with convenient rear garden access, ideal for outdoor dining and day-to-day use. A separate W.C is also located within this area for added convenience. Further enhancing the versatility of the home, there is an additional office space leading through to the integral single garage, complete with an electric roller door.

Externally, Woodlands truly distinguishes itself with its exceptional grounds. The property is approached via a private tarmacked driveway providing ample parking for multiple vehicles and access to the garage. The front garden is predominantly laid to lawn, offering a generous and open green space framed by mature planting, with a striking eucalyptus tree adding both character and maturity to the setting.

Gated side access on both sides of the property leads through to the impressive rear garden, which is a particular highlight. The rear grounds are extensive, peaceful and well established, featuring lawned area interspersed with mature shrubs, flowering plants and trees, creating a rich and private outdoor environment. A patio area sits directly adjacent to the property, perfectly positioned for outdoor dining and entertaining during the warmer months.

Further practical additions include a greenhouse and garden shed, catering perfectly for gardening enthusiasts or those wishing to further develop the outdoor space.

Woodlands represents a rare opportunity to acquire a substantial detached bungalow set within extensive and private grounds in one of North Cornwall's most desirable lanes. Offering space, privacy and scope in equal measure, this is a home ideally suited to those seeking a peaceful lifestyle setting with excellent versatility both inside and out. A viewing is highly recommended to fully appreciate all that this exceptional property has to offer.

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Wetherham Lane is a quiet, rural lane situated on the edge of the highly regarded village of St Tudy, in North Cornwall. The village itself lies within the picturesque Camel Valley, approximately five miles northeast of Wadebridge, and is surrounded by rolling countryside and farmland.

The lane is understood to be private and not council-maintained, contributing to its peaceful, low-traffic setting. It is a relatively small residential lane of detached homes and bungalows, many of which are owner-occupied, giving it an established and settled feel.

Positioned just off Maenne Parc, Wetherham Lane enjoys an elevated rural aspect, with surrounding fields, woodland and nearby historic estates such as Wetherham Manor. The area is characterised by open countryside walks, quiet lanes, and a strong sense of privacy.

Despite its tranquil setting, the property is within easy reach of the centre of St Tudy, which offers a well-supported community with a village shop, primary school, pub and church, along with a network of scenic lanes and footpaths radiating from the village.

Overall, Wetherham Lane offers a semi-rural lifestyle combining privacy, countryside surroundings and accessibility to village amenities, making it particularly appealing for those seeking a quieter Cornish setting.



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



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.

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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.

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