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Oxborough
Phillips

Changing Lifestyles

The Mowhay

Treburgett

PL30 3LJ



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Guide Price - £600,000



The Mowhay, Treburgett, PL30 3LJ



A beautifully presented four-bedroom detached home with stunning gardens, generous living space, and a seamless indoor-outdoor lifestyle in the heart of Treburgett.

- Located in the popular rural hamlet of Treburgett
- Four-bedroom detached family home
- Large private gated driveway with parking for multiple vehicles
- Spacious living room with multi-aspect windows and access to rear decking
- Open-plan L-shaped kitchen/dining room with garden views
- Principal bedroom with en-suite and Juliet balcony
- Extensive raised rear decking – ideal for entertaining
- Landscaped garden with lawn, shrubs and planted beds
- Highly desirable countryside setting
- Side access to both sides of the property
- Council Banding - E
- EPC - D



Situated within the sought-after rural hamlet of Treburgett, The Mowhay is an impressive four-bedroom detached family home set within beautifully manicured, mature grounds. Offering a generous private driveway, expansive rear terrace, and a superb sense of flow throughout, this is a home perfectly suited to modern family living.

Upon entering, you are welcomed into a bright and inviting main hallway which immediately sets the tone for the property. Positioned beneath the central stairwell, the space is flooded with natural light from Velux windows above, creating an airy and open first impression.

To the left, the living room presents itself as a spacious and comfortable retreat, benefitting from multi-aspect windows, a cosy ambience, and sliding doors opening directly onto the large raised rear decking, ideal for indoor-outdoor living. Adjacent is a versatile snug, perfect as a study, playroom, or additional dining space depending on your needs.

The heart of the home lies in the impressive open-plan kitchen and dining area. This L-shaped space combines a stylish, well-appointed fitted kitchen with a generous dining area, all enjoying pleasant views over the rear garden. Both social and characterful, it's a room designed for entertaining and everyday family life. The ground floor is further complemented by a separate utility room and a convenient W.C.

Upstairs, the landing leads to four well-proportioned bedrooms. The principal bedroom and bedroom two are particularly spacious, easily accommodating large beds and additional furnishings. The principal suite benefits from a private en-suite bathroom and a Juliet balcony, offering peaceful rural views. Bedrooms three and four are also of good size, with bedroom three currently housing two single beds comfortably, while bedroom four is ideal as a child's room or nursery. A family bathroom completes the first floor, fitted with a bath and shower over, W.C., and basin.



Externally, the property sits proudly within its generous plot. To the front, a gated driveway provides ample parking for multiple vehicles, while side access runs along both sides of the home. To the right, a raised decking area and a small boiler house can be found. The rear garden is a standout feature, boasting a striking full-length raised decking—perfect for entertaining or enjoying sunny evenings with family and friends. The remainder of the garden is thoughtfully landscaped with a combination of lawn, shrubs, flowers, and planted beds. Additional benefits include two garden sheds and a large split store, offering excellent storage for outdoor equipment and furnishings.

Changing Lifestyles

Treburgett is a small rural hamlet tucked into the North Cornwall countryside, known for its quiet charm and scenic surroundings. It sits just inland from the dramatic Atlantic coastline, giving it a peaceful, secluded feel while still being within easy reach of popular coastal spots.

The area is characterized by rolling green fields, narrow country lanes bordered by hedgerows, and traditional Cornish farmhouses and cottages. It's a place where agriculture still plays a role in daily life, and you'll often see grazing livestock and patches of woodland breaking up the landscape.

Despite its rural setting, Treburgett is conveniently located near the larger village of Boscastle and the historic market town of Camelford. This makes it a good base for exploring nearby attractions like the rugged cliffs of the North Cornwall coast, walking trails, and heritage sites.

Overall, Treburgett offers a quiet, countryside lifestyle with easy access to some of Cornwall's most striking natural scenery—ideal for those who appreciate space, greenery, and a slower pace of life.



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.

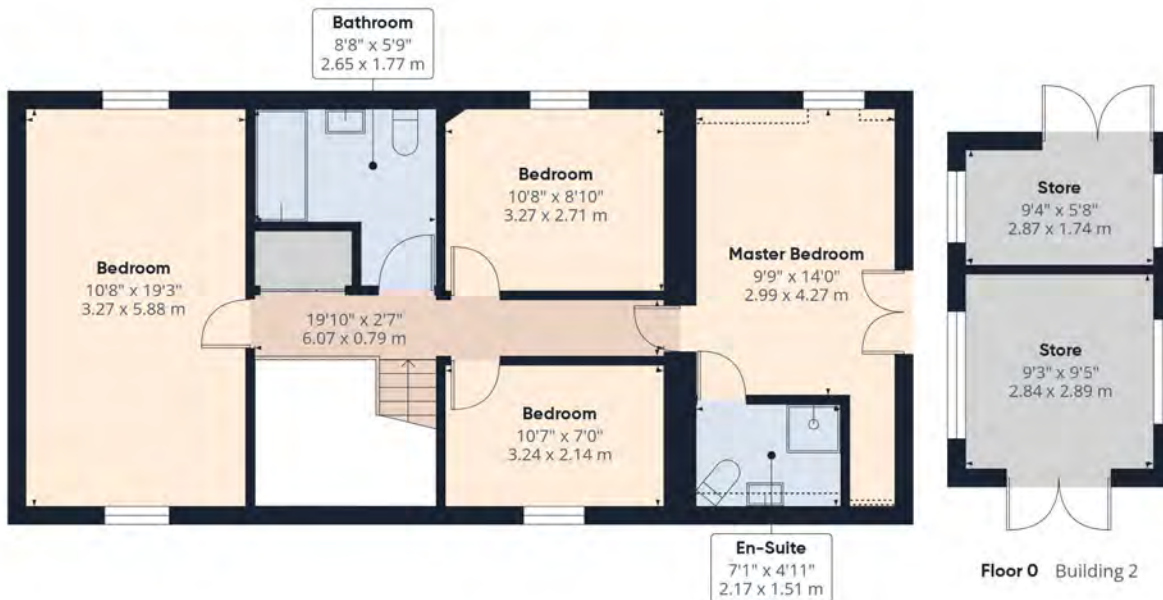
Virtual Tour:



Changing Lifestyles



Floor 0 Building 1



Floor 1 Building 1

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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.

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