



Bond
Oxborough
Phillips

Changing Lifestyles

24 Scarletts Well Park

Bodmin

PL31 2RF



BRITISH
PROPERTY
AWARDS

2025

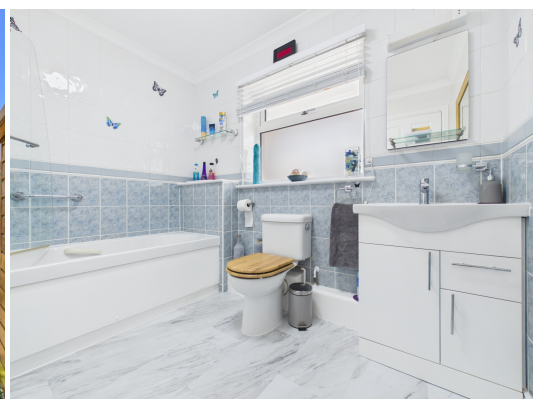


GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Guide Price - £450,000



Changing Lifestyles

01208 814055

24 Scarletts Well Park, Bodmin, PL31 2RF



Exceptional Detached Family Home with Stylish Split-Level Living and Impressive Landscaped Gardens

- Impressive three-bedroom detached property set across three spacious floors, built in the year 2000.
- Stunning open-plan kitchen, dining and living area with glass bi-folding doors
- Two generous single garages with workshop and office space
- Spacious master bedroom with built-in storage and en-suite wet room
- Large driveway providing parking for multiple vehicles
- Beautiful fully enclosed rear garden with patio, summer house and planting areas
- Modern kitchen with breakfast bar and integrated appliances
- Dual side access and landscaped front patio seating area
- Council Banding - D
- EPC - C



An impressive and beautifully presented three-bedroom detached property situated in the sought-after town of Bodmin, Cornwall, offering spacious and versatile accommodation across three floors alongside exceptional outdoor space and extensive parking.

Upon entering the property, you are welcomed by a spacious entrance hallway providing access to the ground floor accommodation, upper floors, and the main bedrooms and family bathroom.

The ground floor offers a generous double bedroom enjoying pleasant views over the rear garden. Also located on this level is a separate utility room complete with an additional sink and space for white goods including a washing machine and tumble dryer. The utility room provides direct access into the first single garage.

A fantastic office space can also be found on this floor, making it ideal for those working from home. The office leads into the second garage, currently utilised as an excellent workshop space/gym. The garages are interconnected via a separate boot room, with part of the first garage having been thoughtfully sectioned off to maximise practicality and storage.

The first floor hosts two substantial double bedrooms and the family bathroom. The impressive master bedroom benefits from built-in storage and a private en-suite wet room with shower facilities. The second double bedroom is equally generous in size and enjoys double doors opening onto a lovely patio area at the front of the property.

Completing this floor is the spacious family bathroom, fitted with a bath and overhead shower unit.

Occupying the top floor are the stunning main living spaces. The modern kitchen/dining area is beautifully designed and features a breakfast bar, ample cupboard space, integrated appliances including a fridge freezer, dishwasher, and double oven and induction hob. There is also plenty of space for a family dining table and chairs.

Separating the kitchen and living space are gorgeous glass bifolding doors, creating a stylish and contemporary feel throughout. The living area itself is generously sized and centred around an attractive gas fireplace, making it the perfect space for relaxing and entertaining.

Externally, the property continues to impress. To the rear is a large, fully enclosed, astro turfed garden alongside a spacious patio area ideal for outdoor dining and entertaining. The patio space has been cleverly divided to provide separate areas for seating, a summer house, garden sheds, and planting spaces. The property further benefits from dual side access for added convenience.

To the front, a substantial driveway provides parking for multiple vehicles. A beautifully landscaped gravelled area leads onto an additional patio seating space, creating a welcoming and attractive frontage.

This exceptional home offers flexible living accommodation, generous room sizes, and superb outdoor space, making it a perfect family home in a desirable Cornwall location.

Changing Lifestyles

Bodmin is a historic Cornish town situated in the heart of Cornwall, offering an excellent balance of countryside surroundings, modern conveniences, and fantastic transport links. Rich in history and character, the town provides a wide range of everyday amenities including supermarkets, independent shops, cafés, restaurants, schools, healthcare facilities, and leisure amenities.

This property is a stones throw away from the beautiful Camel Trail, and a short 5 minute drive from Lanhydrock, perfect for scenic walks.

The property is ideally positioned for access to both the north and south Cornish coasts, with some of Cornwall's most popular destinations including Padstow, Wadebridge, and Newquay all within easy reach. The stunning landscapes of Bodmin Moor are also nearby, offering excellent opportunities for walking, cycling, and outdoor pursuits.

Bodmin benefits from excellent transport connections, with the A30 providing convenient routes across Cornwall and beyond, while Bodmin Parkway railway station offers direct rail links to Plymouth, Exeter, and London Paddington.

Combining scenic surroundings with practical convenience, Bodmin remains a highly sought-after location for families, professionals, and those looking to enjoy the Cornish lifestyle.

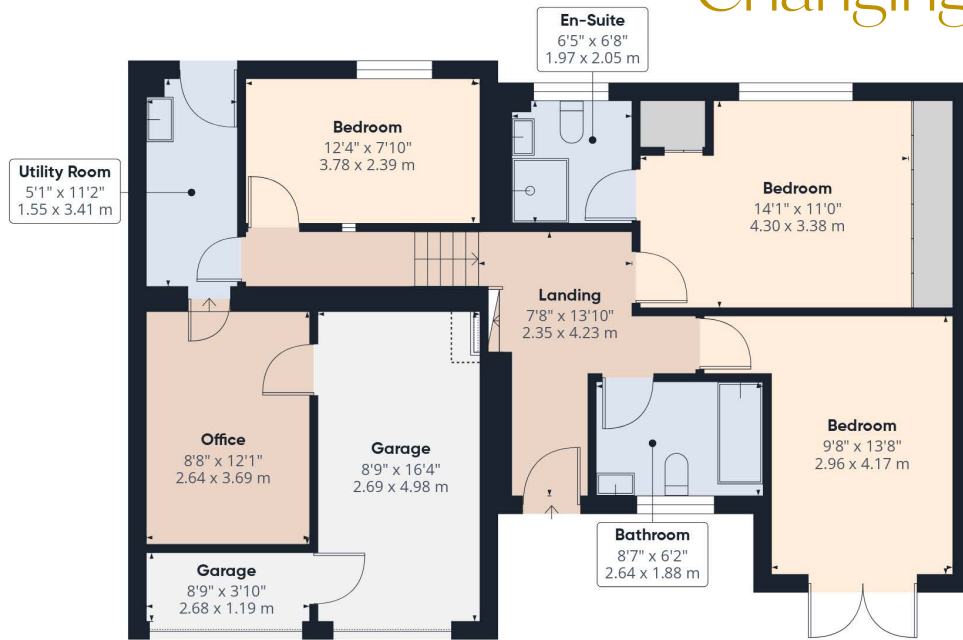


Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

Virtual Tour:



Changing Lifestyles



Floor 0



Floor 1

Have a property to sell or let?

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.