



Bond
Oxborough
Phillips

Changing Lifestyles

Honeycombes

St Breward

PL30 4LW



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Guide Price - £375,000



Changing Lifestyles

01208 814055

Honeycombes, St Breward, PL30 4LW



Beautifully Presented Three-Bedroom Detached Home in the Heart of St Breward..

- Detached three-bedroom family home
- Spacious open-plan living accommodation
- Modern kitchen with integrated appliances
- Utility room and ground floor WC
- Family bathroom with bath and walk-in shower
- Enclosed rear garden with patio area
- Large garage/store
- Benefits - owned solar panels and an EV charger
- Popular village location
- Beautiful countryside views from rear-facing bedrooms
- Council Banding - D
- EPC - B



Nestled within the sought-after village of St Breward, this well-presented three-bedroom detached home offers spacious and modern accommodation, perfectly suited to family living and entertaining.

Upon entering the property, you are welcomed by a spacious entrance hall which sets the tone for the generous accommodation throughout. To the right is a practical utility room/WC, providing additional storage and convenience for everyday living.

To the left, you will find the heart of the home, a superb open-plan living, kitchen, and dining space. Designed with modern lifestyles in mind, this sociable area offers the perfect setting for both relaxing and entertaining. The contemporary kitchen is fitted with a range of integrated appliances, ample cupboard storage, and a useful breakfast bar, while the dining area enjoys double doors opening directly onto the rear patio and enclosed garden, creating a seamless connection between indoor and outdoor living.

The first floor hosts three generously sized bedrooms, all benefiting from excellent natural light. The rear-facing bedrooms enjoy delightful views over the garden and surrounding countryside, adding to the property's appeal. Completing the accommodation is a well-appointed family bathroom featuring both a separate bathtub and a walk-in shower, catering perfectly to the needs of a growing family. The bathroom and hallway benefits from velux windows allowing for ample natural light. The family bathroom and master bedroom both have eaves space great for storage.

Externally, the property boasts a delightful enclosed rear garden with attractive lawned areas and a generously sized patio, ideal for al fresco dining, entertaining guests, or simply enjoying the peaceful surroundings. A substantial garage/store provides excellent additional storage or workshop potential, while off-road parking spaces offer convenience and practicality. The property benefits from solar panels, a battery system and an EV charger.

Combining modern open-plan living with a desirable village location, this attractive detached home presents an excellent opportunity for those seeking a family home in one of North Cornwall's most picturesque settings.

A viewing is highly recommended.

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St Breward is a highly sought-after moorland village nestled on the western edge of Bodmin Moor, renowned for its stunning countryside surroundings, strong sense of community, and traditional Cornish charm. Offering a peaceful rural lifestyle, the village benefits from a range of local amenities including a village shop, popular public house, church, village hall, and primary school.

Surrounded by miles of open moorland, St Breward is a haven for walkers, cyclists, and outdoor enthusiasts, with an abundance of scenic trails and breathtaking landscapes right on the doorstep. Despite its tranquil setting, the village remains conveniently located for access to the nearby towns of Wadebridge, Camelford, Bodmin, and the North Cornish coast.

The renowned beaches of Polzeath, Daymer Bay, and Rock are all within easy reach, while the Camel Trail and Bodmin Moor provide endless opportunities for recreation and exploration. Combining rural tranquillity with excellent accessibility, St Breward continues to be one of North Cornwall's most desirable village locations.



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.

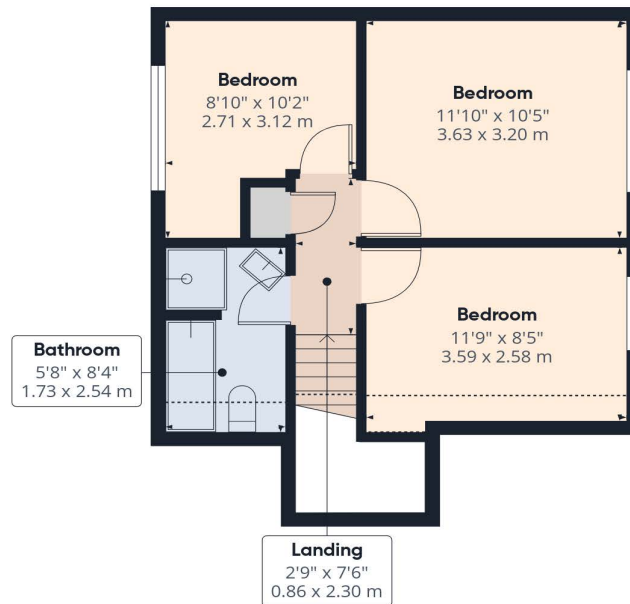
Virtual Tour:



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.