



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Little Stone  
St Breward  
PL30 4LN



**Offer in excess of - £260,000**



Changing Lifestyles

01208 814055

# LittleStone, St Breward, Bodmin, PL30 4LN



A very rare opportunity to obtain a fabulous 3 bedroom period home, with generous living space throughout..

- Original Stone Structure
- Incredible rear Extension
- Spacious Garden
- Private Parking
- Oil Central Heating
- Three Bedrooms
- Feature Fireplace
- Storage Shed
- Large Kitchen
- Superb Location
- Great investment property
- Council Banding - B
- EPC - D



Located in the heart of the popular rural village of St.Breward sits this charming three bedroom cottage.

Little Stone has 2 double bedrooms, and a small bedroom. Whilst keeping the cottage characteristic throughout, such as the fire places, and exposed beams the rest of the property has been stripped and repainted making it an exciting blank canvas for the new home owner!

Viewings are recommended to fully appreciate this wonderful opportunity and the features the property has to offer!

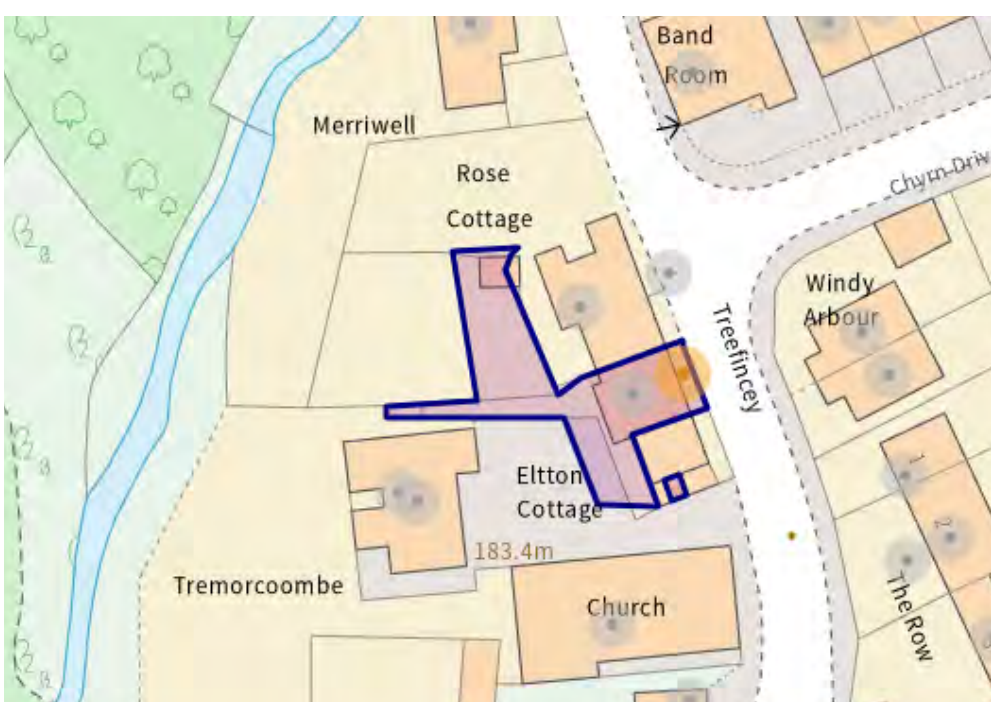


St Breward is a cheerful village that is located on the edge of Bodmin Moor, the village has a thriving community and has great amenities such as its own popular public house which is just a short walk away, there is also a village shop, doctors' surgery, village hall and church all of which are in walking distance.

**\*CHAIN FREE\***

## Have a property to sell or let?

# Changing Lifestyles



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.

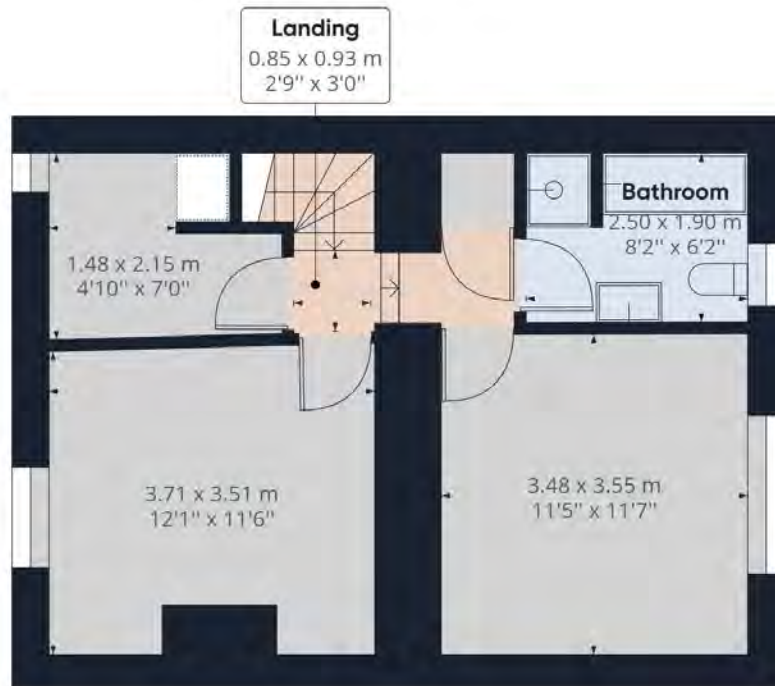
Scan here for  
our Virtual Tour:



# Changing Lifestyles



Floor 0 Building 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.

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.