



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Wayside  
St Mabyn  
PL30 3BJ



**Offers in Excess - £600,000**



Changing Lifestyles

01208 814055

# Wayside, St Mabyn, Bodmin, PL30 3BJ



Set in the heart of St Mabyn sits a fabulous three bedroom detached home, with generous living space throughout..

- Impressive Detached Modern Home
- Family Bathroom
- Immaculate Gardens
- Stunning Extension
- Parking for 2 Car's
- Feature Fireplaces
- Spacious Bedrooms
- Large Cloackroom
- Council Banding - E
- EPC - TBC



Ever imagined owning an immaculate yet traditional property located within the centre of one of North Cornwall's most desirable villages? Bond Oxborough Phillips are proud to present Wayside, a three-bedroom detached property located within the ever-popular village of St Mabyn.

Located on the corner of Station Road and Watergate Lane, this wonderful property hosts an array of original features including stunning oak beams, large sash windows and open fireplaces. The property demonstrates the perfect blend of modern and period features including a magnificent kitchen/dining room extension and a glass conservatory.

Entering the house from the porch, the stable front door leads into a large hall/cloakroom with original Delabole slate flooring, two sash windows and storage for coats and shoes. There is a large connecting utility room and separate wc/shower room. One is then welcomed into the immaculate kitchen/dining extension with a handsome vaulted ceiling and three Velux windows making it feel light and airy. Double doors complete this wonderful room allowing easy access to the rear private patio.



Both the lounge and second living room feature gorgeous fireplaces with original oak lintels and exposed ceiling beams. The multi-fuel/log burner in the lounge has the advantage of a back boiler which along with solar heating provides domestic hot water in summer and winter. The second living room is used by the current owners as a fourth bedroom when needed. A modern double-glazed conservatory provides a light and sunny seating area with views of the garden. Upstairs there are three double bedrooms, the master being complimented by a walk-in storage area. The landing provides useful office space and a large, double-glazed window. The spacious family bathroom includes a wc, wash basin, cast-iron roll top bath and walk in shower.

Externally, Wayside does not disappoint as this property is the perfect blend of modern and period design. It has been extensively refurbished by the current owners and includes exposed stone and lime-rendered walls and double-glazed sash windows. The large, landscaped garden includes mature trees and shrubs, a lawn, flower and vegetable beds as well as a greenhouse and original stone and slate store.

Parking for two cars is provided alongside a large porch with further storage. A viewing is highly recommended to appreciate this one-of-a-kind property.

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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:



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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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