



Bond
Oxborough
Phillips

Changing Lifestyles

17 Lynher Way

North Hill

PL15 7PA



OIEO - £490,000



Changing Lifestyles

01822 600700

17 Lynher Way North Hill, PL15 7PA

Nestled on the outskirts of the picturesque village of North Hill, where lush green hills and open countryside converge,...



- Large Plot Size
- Popular Village Location
- Short Walk to Village Pub
- Four Bedrooms
- Utility Area
- Off-Road Parking
- Garage / Workshop
- Large Garden
- Outside Pool
- EPC - TBC



Nestled on the outskirts of the picturesque village of North Hill, where lush green hills and open countryside converge, lies a hidden gem you won't want to miss. This exceptional four-bedroom detached bungalow offers the epitome of rural living, with a dash of luxury thrown in for good measure.

As you approach, you're greeted by an impressive sight - a property that exudes both elegance and charm. Set back from the road, this residence enjoys the privacy of a private lane, complete with a generously sized tarmac driveway that can effortlessly accommodate four to five vehicles. You'll also find a convenient single garage, a perfect home for your beloved car.

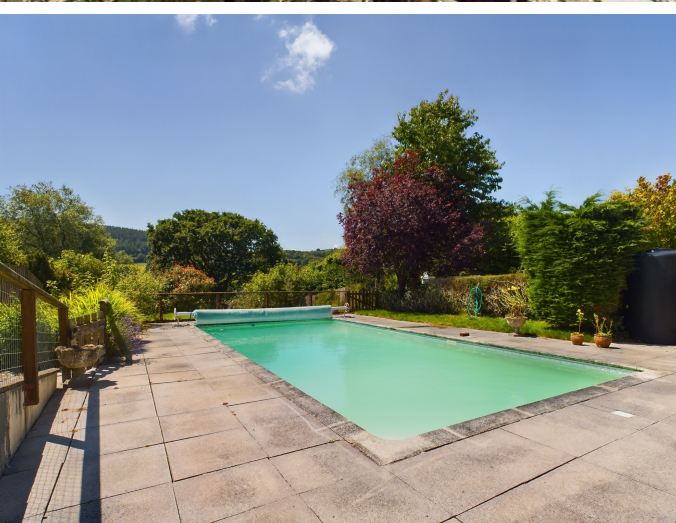
But the magic truly unfolds once you step inside. The entrance hallway effortlessly leads you to the heart of this beautiful home. The living spaces have been thoughtfully designed, comprising a modern, well-appointed kitchen, a cozy lounge, and a sprawling conservatory that extends across the rear of the property, offering a panoramic view of your stunning domain.

This home is more than just living space; it's a sanctuary. There are four bedrooms for you to create your personal haven, each designed to maximize comfort and relaxation. In addition, two shower rooms ensure that your mornings run smoothly, while a separate utility area adds an extra layer of convenience to your daily routines.

However, what truly sets this property apart is the breathtaking outdoor experience it offers. Step out of the conservatory onto a sun-drenched terrace that overlooks a glorious outdoor swimming pool. Enjoy countless days basking in the sunshine, or take a dip to cool off during the hot summer months. The gardens, meticulously landscaped over approximately half an acre, are nothing short of a horticultural masterpiece. Established shrubs and trees provide shade and a vibrant burst of color year-round, creating a park-like atmosphere. Meandering paths lead you through well-stocked borders, while outbuildings including a large greenhouse, a timber workshop, and even a chicken coop with a run provide the perfect space for your green-fingered endeavors.

For those who seek solace in nature, this property is a haven. The gardens stretch back to paddocks, offering a serene backdrop of tranquility and the chance to enjoy a more rustic lifestyle.

This dream home is not only an ode to natural beauty but also a cozy retreat, as it boasts central heating and double-glazed windows to keep you comfortable year-round. We invite you to experience the spaciousness and serenity this unique property has to offer. Book a viewing today to witness your countryside dreams come true.



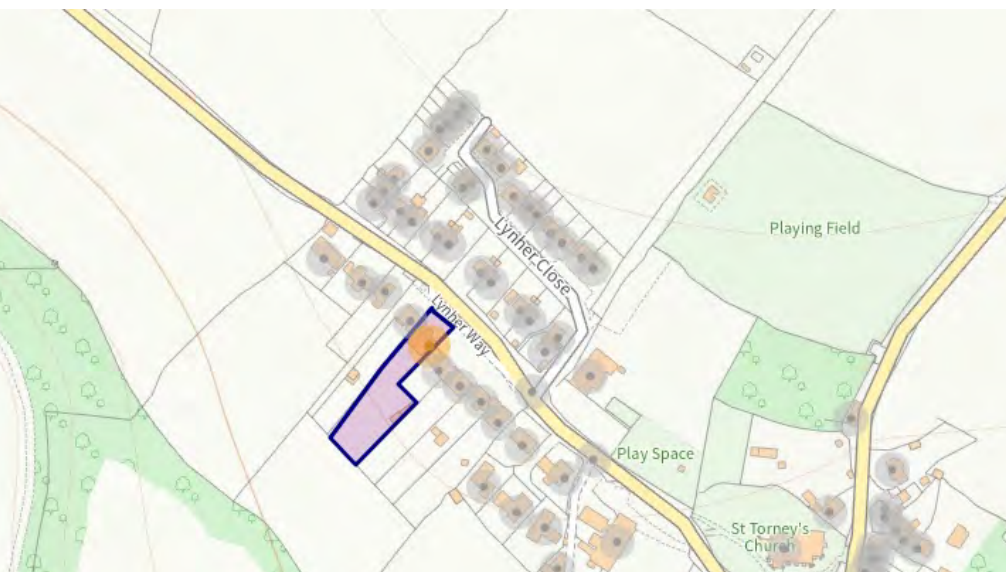
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Located on the idyllic eastern fringe of Bodmin Moor, approximately six miles to the south of Launceston, North Hill is a village that effortlessly blends the charm of countryside living with a rich historical tapestry.

A Slice of History: As you explore this tranquil village, you'll be captivated by the timeless beauty it exudes. North Hill boasts a 14th-century parish church dedicated to St. Torney, a reminder of the deep historical roots that run through the very soil of this place. Nearby, a holy well, nestled by the picturesque River Lynher, is also attributed to the same saint, adding an air of mystique and enchantment to the surroundings.

A Village that Comes Alive: North Hill is not just a place to live; it's a community that thrives. The village is bisected by the meandering River Lynher, with the village center situated on its eastern bank. Here, a warm and welcoming community village hall plays host to a myriad of events throughout the year, creating a close-knit atmosphere that's bound to make you feel right at home.

Raise a Glass to the Good Life:



Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01822 600700** 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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