



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

# Fernleigh Coombe Road St Breward



BRITISH  
PROPERTY  
AWARDS

2023



**GOLD WINNER**

ESTATE AGENT  
IN WADEBRIDGE  
& ROCK



**Guide Price - £530,000**





# Fernleigh, Coombe Road, St Breward



Upon entering the property you are immediately struck by the high quality of finish. The front door leads to a...

- Impressive Detached Modern Home
- Family Bathroom & Master En-Suite
- Stunning Views of Bodmin Moor
- Spacious Kitchen
- Log Burner
- Private Garden and Patio
- Off-Road Parking and Double Garage
- Popular Village Location
- EPC - F



Upon entering the property you are immediately struck by the high quality of finish. The front door leads to a traditional Cornish lay out of the stairs rising in front of you and the living room to one side with the dining space to the other. The living room is generous in proportions and yet maintains the cottage feel with its superb Cornish stone fireplace with wood burner inset. From here the property flows through to the kitchen breakfast room. This impressively optimised space allows for a range of fitted units and appliances, double doors leading out to the rear garden and a cleverly designed breakfast area with built in seating area and bar. Returning to the main part of the cottage, the dining area again offers an impressive fireplace, but this time, two windows offer splendid views over the moors and beyond. On a clear day the windmills at St. Eval are visible some 20 miles away.

Upstairs the property offers three bedrooms and a family bathroom. The master bedroom is truly something to behold. The vaulted ceiling adds an impressive feeling of light and space, while the room itself offers plenty of space for wardrobes and storage. The master also offers an en-suite bathroom complete with bath, separate shower, WC and hand basin all finished to exacting standards. The family bathroom carries the same level of finish and offers a shower, WC and hand basin. Bedroom two is a further spacious double, this time offering even more elevated views over the moors and beyond. Bedroom three the smallest of the bedrooms yet still offers a generous single bedroom with Velux style window to the rear.



The lower ground floor offers a hidden added extra space to potential buyers. This additional room could be used as a further reception room or additional bedroom if required. This room is plentiful in space for either a cinema style room, man cave or additional double bedroom. The room has windows to two elevations and offers plenty of further period features.

Outside the property offers a spacious paved drive way in front of the double garage with light and power. On top of this garage is a patio area enjoying almost all of the day's sun and offering uninterrupted views over the moor. This area is ideal for barbeques and even has a built in pizza oven. To the rear of this a garden space mainly laid to lawn stretches round the back of the property and offers a seating area and a range of planting at the boarders. To the opposite end of the garden to the rear of the kitchen, is an additional patio area ideal for enjoying a morning coffee in the sun. The property also has a further outbuilding located here, ideal for housing gardening equipment.



# Changing Lifestyles

## Overview

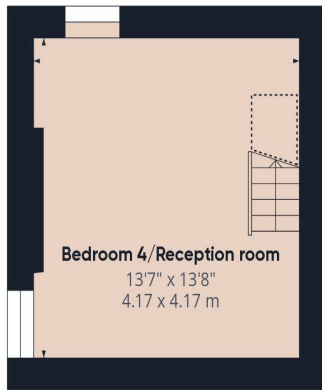
Bond Oxborough Phillips are proud to offer to the market this one of a kind cottage, packed with bags of charm and character. This deceptively spacious cottage offers three to four bedrooms, separate living and dining rooms, superb gardens and a garage with additional parking. All with an incredibly high quality finish and set on a stunning backdrop of views over Bodmin moor, towards Wadebridge and beyond. Ideal as a permanent residence or second home, this property sits on the outskirts of the popular village of St. Breward and offers endless walks from your doorstep and the convenience of a village shop and pub.



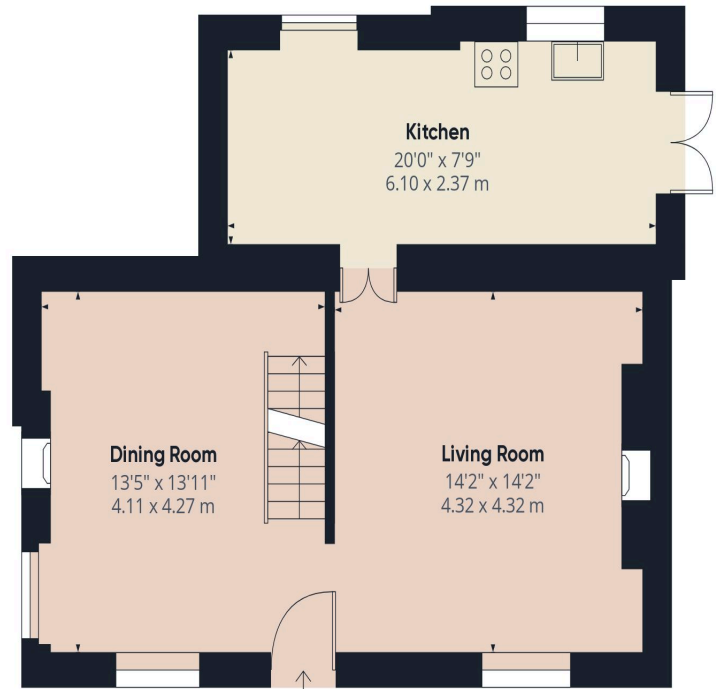
Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

Scan here for our Virtual Tour:

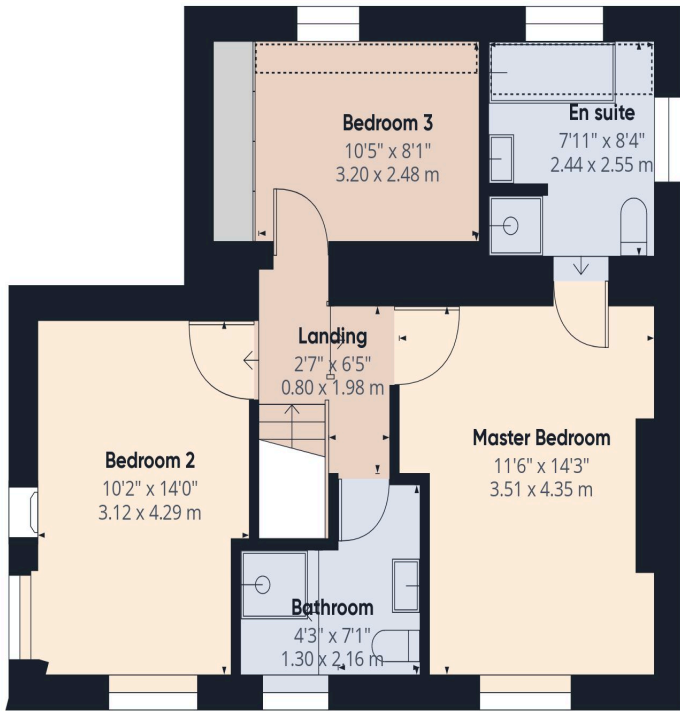




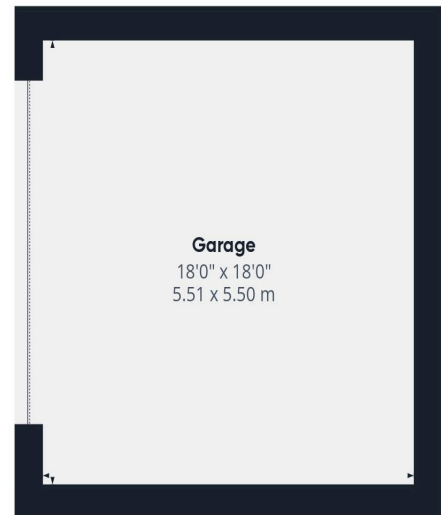
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

## 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.