



Bond
Oxborough
Phillips

Changing Lifestyles

Acorns,
St Tudy,
PL30 3ND



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £375,000



Acorns, St Tudy, Cornwall, PL30 3ND



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

- Impressive Semi-Detached Modern Home
- Family Bathroom & Master En-Suite
- Spacious Kitchen
- Open Plan Living Area
- Private Rear Garden
- Front Garden with Double Garage
- Off-Road Parking
- Popular Village Location
- Council Banding - C
- EPC - D



Introducing Acorns, nestled in the charming village of St Tudy —a delightful retreat boasting modern comforts and ample space for relaxed living.

Upon entering, you're greeted by a welcoming porch space adorned with built-in storage, perfect for stowing away coats and outdoor gear. Step into the expansive open-plan living area, where a large wood burner adds a touch of cosiness, creating the perfect ambiance for gathering with loved ones. Adjacent, the kitchen and dining area provide a hub for culinary activities, with easy access to the rear garden, ideal for seamless indoor-outdoor entertaining during the summer months. On the ground floor, discover a spacious bedroom complete with a modern en suite, offering convenience and comfort for guests or residents alike.



Upstairs, two further double bedrooms await, flooded with natural light that accentuates the airy atmosphere. A family bathroom completes the interior, providing practicality and comfort for everyday living.

Externally, the property offers private parking and a double garage, ensuring ample space for vehicles and storage. A raised front garden adds charm, while the private rear garden boasts a pergola, creating a tranquil oasis perfect for enjoying summer evenings with friends and family.

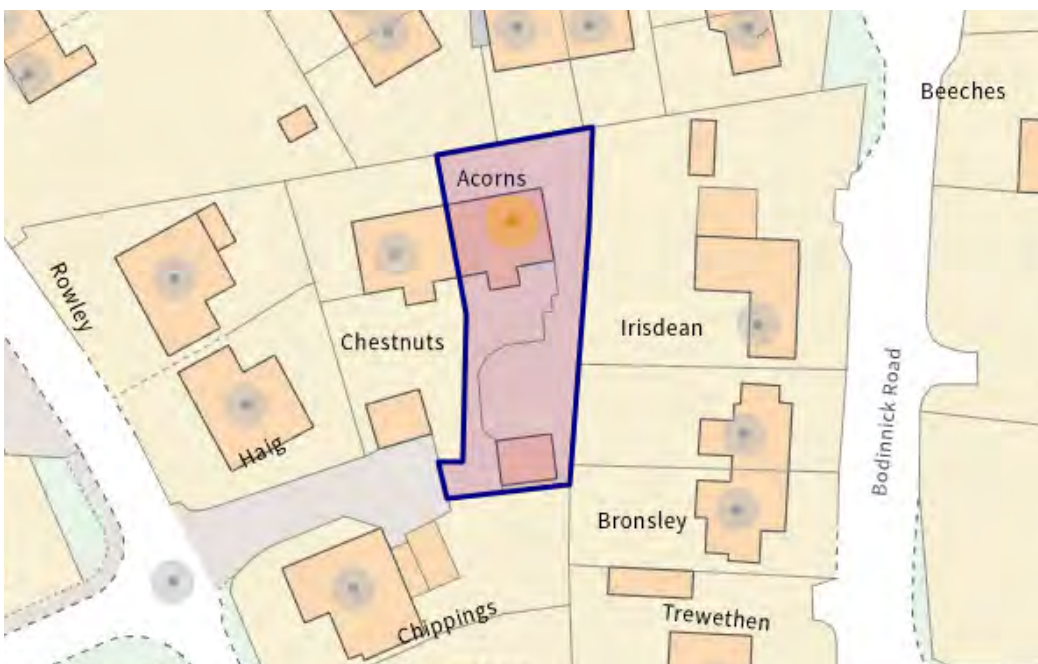
Embrace the serenity of village life at Acorns, where modern living meets rural charm. With its spacious interiors, outdoor entertaining spaces, and convenient amenities, this property offers a perfect blend of comfort and relaxation. Don't miss the opportunity to call Acorns your home sweet home in St Tudy.

Changing Lifestyles

Welcome to the picturesque village of St Tudy, Cornwall—a delightful retreat where history and natural beauty intertwine. Wander through the quaint streets lined with traditional stone cottages and soak in the atmosphere of a bygone era. Don't miss the chance to explore the historic church of St Tudy, a captivating symbol of the village's rich heritage.

Surrounded by rolling hills and lush valleys, St Tudy is a haven for outdoor enthusiasts. Nearby Bodmin Moor beckons with its rugged landscapes and endless opportunities for hiking, cycling, and wildlife spotting. After a day of exploration, treat yourself to the culinary delights of St Tudy. From cozy tearooms offering homemade treats to traditional pubs serving up hearty Cornish fare, there's something to satisfy every palate.

For those seeking relaxation, St Tudy offers plenty of opportunities to unwind. Take a leisurely stroll along the tranquil River Camel or simply bask in the serenity of village life. Whether you're captivated by history, drawn to nature, or simply seeking a peaceful escape, St Tudy promises a truly unforgettable Cornish experience.



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



Floor 1 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.