



Bond
Oxborough
Phillips

Changing Lifestyles

27 Greenwix Parc

St Mabyn

PL30 3FA



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £475,000



Changing Lifestyles

01208 814055

27 Greenwix Parc, St Mabyn, PL30 3FA



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

- Impressive Detached Modern Home
- Family Bathroom & Master En-Suite
- 4 Double Bedrooms
- Stunning Rural Views
- Spacious Modern Kitchen
- Practical Utility Room
- Private Rear Garden with Raised Viewing Platform
- Single Detached Garage
- Off-Road Parking
- Popular Village Location
- Council Banding - E
- EPC - TBC



Welcome to 27 Greenwix Parc, a stunning detached four-bedroom home situated in the sought-after village of St Mabyn, boasting spectacular rural views, a detached single garage, and a modern finish throughout.

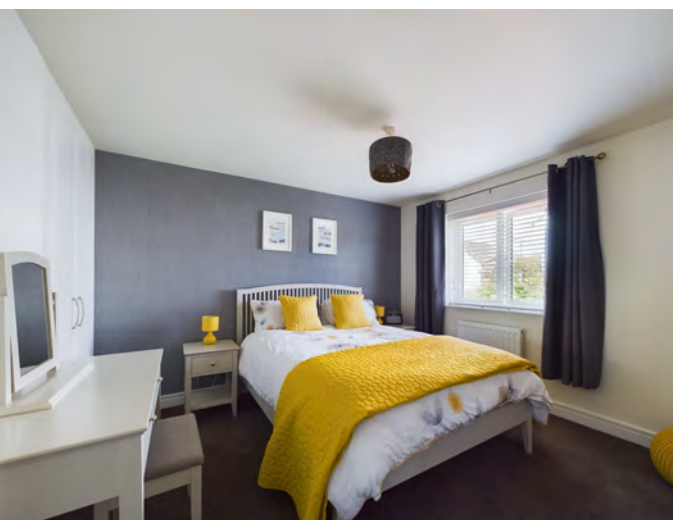
Upon entry, you are welcomed into a spacious hallway that sets the tone for the rest of the property. Beautiful wood-finished flooring lines the entire ground floor, adding a touch of luxury. To the left, a private designated study provides a perfect workspace, while a convenient downstairs W/C adds to the home's practicality.

Moving through the property, the large, modern kitchen presents itself as a chef's dream. Sleek, fitted appliances and well-thought-out design make it an ideal space for culinary enthusiasts. French doors lead directly to the rear garden, opening up opportunities for outdoor dining. A large skylight floods the kitchen with natural light, making the space feel fresh and inviting.

Next, the open-plan living and dining area offers plenty of space for large furnishings. The living space features a modern wood burner, perfect for cosy winter evenings in your new home.

Upstairs, you will find four spacious double bedrooms, each well-appointed and equipped with built-in storage for added convenience. Bedroom two boasts a Jack & Jill style bathroom, connecting to the main family bathroom, which includes a W/C, basin, and bath with shower unit – perfect for guests. The master bedroom is a highlight, featuring a large sliding built-in wardrobe and a private ensuite with a walk-in shower, W/C, and basin.

Externally, the property includes a well-appointed rear garden with low-maintenance astro turf throughout. An elevated rear platform showcases stunning countryside views, while a patio space flows directly from the French doors, creating a perfect haven to enjoy your private garden. A single detached garage offers further storage options, and parking for two vehicles is available at the front of the property, along with free roadside parking.



A viewing is highly recommended to fully appreciate the charm and quality of this exceptional home.



St Mabyn is a picturesque village nestled in the heart of Cornwall, close to the bustling town of Wadebridge. This charming village is characterised by its traditional stone cottages, lush countryside, and a strong sense of community. St Mabyn is surrounded by rolling hills and verdant fields, offering stunning views and a tranquil atmosphere perfect for those looking to escape the hustle and bustle of modern life.

At the center of the village stands the historic St Mabyn Church, an architectural gem with roots dating back to the 15th century. The church, with its towering spire, serves as a focal point for the community and a testament to the village's rich history. Nearby, the St Mabyn Inn provides a cozy spot for locals and visitors alike to enjoy a pint of local ale and hearty Cornish fare.

The village's location offers easy access to a variety of outdoor activities. Whether you're interested in walking through the scenic trails, A feast at the ever famous St Mabyn Inn, exploring the nearby Camel Valley, or enjoying the beautiful beaches of North Cornwall, St Mabyn serves as an ideal base. The close proximity to Wadebridge ensures that residents and visitors can enjoy the amenities of a larger town while still savoring the peace and quiet of rural life.

In addition to its natural beauty, St Mabyn is home to a vibrant community spirit, with regular events and gatherings that bring people together. From the annual village fete to local farmers' markets, there's always something happening in this delightful Cornish village. St Mabyn truly embodies the charm and warmth of Cornwall, making it a wonderful place to visit or call home.



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 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.

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