



Bond
Oxborough
Phillips

Changing Lifestyles

Laburnam Cottage

St Breward

PL30 4LN



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £300,000



Laburnam Cottage, St Breward, PL30 4LN



Set in the heart of St Breward sits a fabulous two/three bedroom property, with plenty of character and generous living space throughout..

- Impressive Character Filled Property
- Family Bathroom & Master En-Suite
- Spacious Downstairs Living Area
- Practical Utility Room
- Private Rear Garden
- Off-Road Parking
- Popular Hamlet Location
- Chain Free!
- Council Banding - C
- EPC - E



Welcome to Laburnam Cottage, a charming two/three bedroom property brimming with character and unique features. This delightful home, situated in the picturesque village of St Breward, offers a perfect blend of rustic charm and modern convenience.

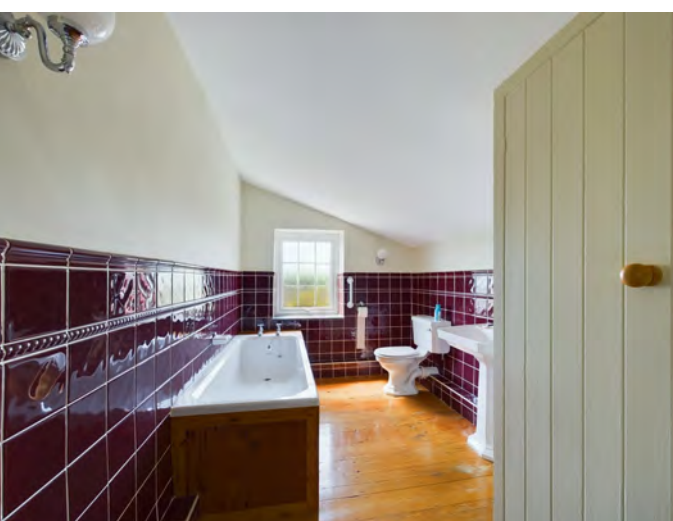
As you enter the property, you are greeted by a quaint porch area, ideal for stowing away coats and shoes. To your left, you'll find the heart of the home: a cosy kitchen featuring an exposed beam ceiling that adds a touch of historical charm. The kitchen seamlessly connects to a separate utility area, providing additional storage and workspace. Beyond the utility area is a generously sized shower room and WC, ensuring practicality and comfort.

The living area extends along the right side of the property, flooded with natural light from its large windows. This spacious room offers ample space for furniture, making it the perfect place to relax or entertain guests. Equally this space could lend as a downstairs bedroom, the possibilities are endless!

Ascending the stairs, you will discover two generously sized bedrooms, each exuding a warm and inviting atmosphere. The upstairs bathroom is well-appointed with a three-piece suite, including a large bath for unwinding after a long day. Additionally, there is a generous built-in storage area, ensuring all your storage needs are met.

As you make your way outside, you are greeted with a good-sized garden, perfect for entertaining friends and family or simply enjoying the peaceful surroundings. The garden offers ample space for outdoor dining, gardening, or relaxing in the fresh country air.

Laburnam Cottage is a quintessentially charming home, offering the perfect opportunity to enjoy a tranquil lifestyle in a beautiful rural setting. Don't miss the chance to make this enchanting property your own.



Changing Lifestyles

St Breward is a charming village nestled in the picturesque landscapes of Cornwall, England. Situated on the western edge of Bodmin Moor, this quaint settlement exudes rural charm and historical allure. The area is known for its stunning natural beauty, with rolling hills, lush greenery, and dramatic moorland scenery providing a tranquil escape from the hustle and bustle of modern life.

One of the village's notable hamlets is Row, which perfectly encapsulates the essence of St Breward. Row is characterized by its idyllic stone cottages, narrow winding lanes, and a sense of timelessness that transports visitors to a simpler era. The community spirit in Row is palpable, with friendly locals who are always ready with a warm welcome



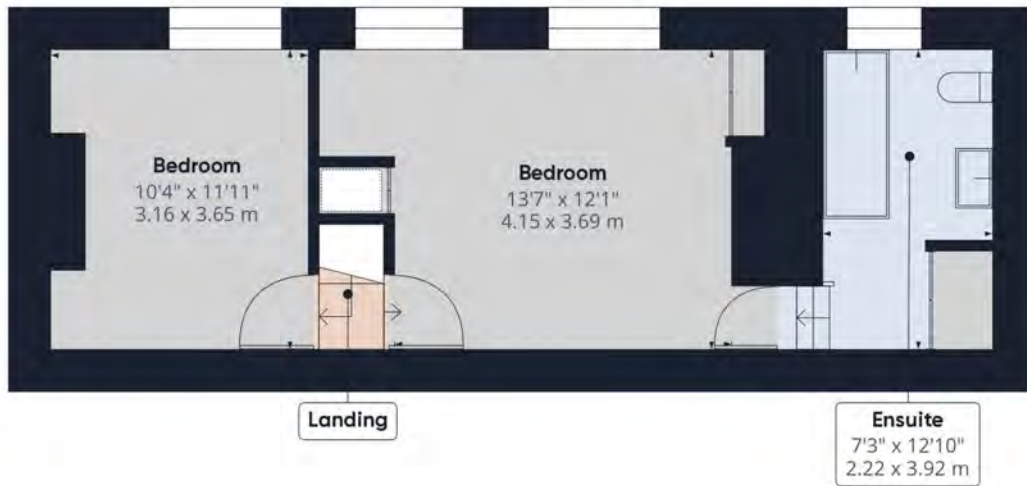
Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

Scan here for our Virtual Tour:





Floor 0



Floor 1

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.