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Changing Lifestyles

Effan Gwel,
St Breward,
PL30 4NU



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



OIEO - £425,000



Changing Lifestyles

01208 814055

Effan Gwel, St Breward, PL30 4NU



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

- Impressive Detached Modern Home
- Modern Family Bathroom
- Stunning views over North Cornwall
- Spacious Kitchen/Dining
- Practical Utility Room
- Private Rear Garden
- Off-Road Parking for Multiple Vehicles
- Popular Rural Location
- Solar Panels!
- Council Banding - E
- EPC - TBF



Welcome to Effan Gwel, a stunning 4-bedroom detached family home nestled in the heart of St Breward, offering breathtaking countryside views across North Cornwall. This spacious property boasts versatile living spaces, private parking, a generous garden, and eco-friendly solar panels.

Upon entering, you're welcomed into a bright hallway. To the right, a versatile room currently set up as a sewing room demonstrates the flexibility of this home, making it suitable for various needs. Adjacent to this is a practical utility space, adding convenience to daily life. The modern family bathroom, featuring a walk-in shower, W/C, and basin, is also located in this section of the house.

On the left side of the hallway, two additional bedrooms are found, including a spacious master bedroom complete with built-in wardrobes and plenty of room for furnishings.

At the heart of the home lies the open-plan kitchen and dining area, perfect for family meals and entertaining. The kitchen is equipped with modern appliances and ample worktop space, ideal for any cooking enthusiast. From here, you'll enjoy jaw-dropping views across North Cornwall, highlighting the property's elevated position. An external door provides easy access to the rear garden.

The living room completes the top floor, offering ample space for furnishings and access to a charming balcony. Here, you can relax with a morning coffee or evening glass of wine while taking in the beautiful scenery.

Heading downstairs, a convenient middle-floor storage mezzanine spans the entire top floor, featuring 5ft ceilings, making it an excellent space for storing belongings.

On the ground floor, you'll find a large bedroom with double doors leading to the rear garden and a private ensuite. This lower level could easily be transformed into a granny annex, with the proper permissions, offering future income possibilities or multigenerational living.

This property is highly economical, with the added bonus of a newly installed storage battery. The battery is connected to the solar panels on the roof, allowing it to store electricity generated during the day. This stored energy can then be used to power the house, providing a free and sustainable energy supply.

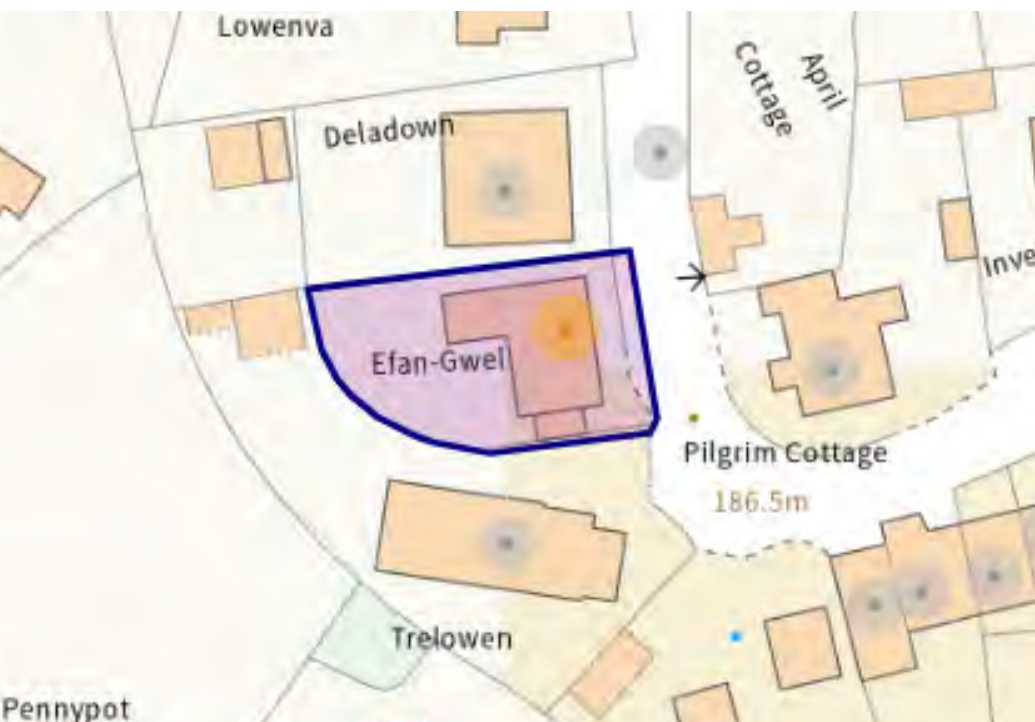
Externally, Effan Gwel sits on a generous plot. The private driveway accommodates multiple vehicles, while the garden includes a patio area with a hot tub, perfect for relaxation. The garden offers plenty of space for outdoor activities and enjoyment.

Effan Gwel is a rare find, combining modern living, versatile spaces, and stunning countryside views. Viewing is highly recommended to fully appreciate all this home has to offer.



Changing Lifestyles

St Breward is a charming village located on the edge of Bodmin Moor, in North Cornwall. Known for its scenic beauty and strong sense of community, the village offers a peaceful rural lifestyle with access to stunning countryside views and outdoor activities, including walking and cycling trails. Despite its tranquil setting, St Breward is conveniently located just a short drive from the bustling towns of Wadebridge and Bodmin, providing access to local amenities, shops, and schools. It's an ideal location for those seeking the best of Cornish countryside living.



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.