



Bond
Oxborough
Phillips

Changing Lifestyles

34 Greenwix Parc

St Mabyn

PL30 3FA



BRITISH
PROPERTY
AWARDS

2023

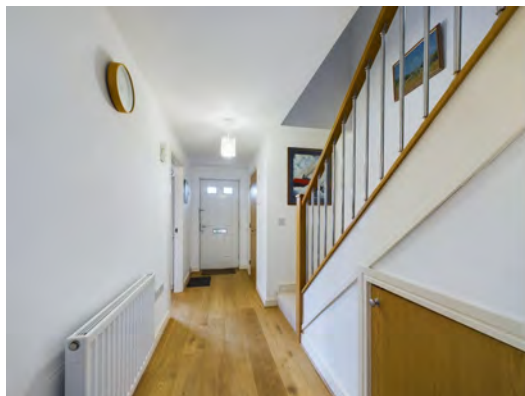


GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £339,950



Changing Lifestyles

01208 814055

34 Greenwix Parc, St Mabyn



Bond Oxbrough Phillips are delighted to introduce this three bedroom detached home located on Greenwix Parc in St Mabyn to the market.

- Impressive Detached Modern Home
- Three Bedrooms
- Family Bathroom & Master En-Suite
- Stunning Views
- Spacious Kitchen
- Private Rear Garden
- Off-Road Parking
- Popular Village Location
- EPC - C
- Council Banding - D



Discover this beautifully presented three-bedroom detached home in the heart of St Mabyn, a sought-after village celebrated for its community charm and stunning Cornish countryside.

Step inside to a spacious and welcoming entrance hall that sets the tone for the rest of this immaculate home. The modern kitchen/diner is a true highlight, boasting sleek countertops, integrated appliances, and ample space for dining. Perfect for entertaining or family meals, this area is a natural hub for everyday living. The living room is light-filled and inviting, with double doors that seamlessly connect the indoors to the outdoors, opening onto the garden. This creates a wonderful flow for summer gatherings or quiet relaxation. Completing the ground floor is a convenient downstairs WC and under-stair storage, ensuring practicality and organization.



Upstairs, the property continues to impress. The master bedroom is a peaceful retreat with its own en-suite, featuring a shower and modern fixtures. Two further bedrooms provide flexibility—ideal for children, guests, or a home office. A family bathroom, finished to a high standard, serves these rooms and adds to the home's functionality.

The rear garden is beautifully maintained and offers a perfect blend of lawn and patio space, ideal for children, pets, or alfresco dining. The garden is fully enclosed, ensuring privacy and peace of mind. At the back of the property, off-road parking for two vehicles adds convenience and practicality.

Whether you're a first-time buyer, a family, or simply looking for a change of pace, this property offers the perfect blend of contemporary living and timeless appeal.

Changing Lifestyles

St Mabyn is a picturesque and welcoming village nestled in the rolling Cornish countryside, offering a quintessential blend of charm and modern convenience. Known for its strong community spirit, the village boasts a range of amenities, including a highly regarded primary school, a well-stocked village shop, post office and the historic St Mabyn Inn, a traditional pub serving excellent food and drinks. Surrounded by breathtaking landscapes, St Mabyn provides easy access to scenic walks, cycling routes, and nearby market towns such as Wadebridge. Its central location also places it within a short drive of Cornwall's stunning beaches, making it an ideal spot for those seeking both tranquility and connectivity. Whether you're looking to embrace a rural lifestyle or enjoy the vibrant community activities, St Mabyn offers something for everyone.



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.