

BOSYUV BODIEVE, WADEBRIDGE



JB ESTATES

EST.  1971

BOSYUV

Bodieve, Wadebridge,
PL27 6EG

Bosyuv is a contemporary 3-bedroom property situated in Bodieve on the outskirts of Wadebridge. Constructed in 2021 with high-quality fixtures and fittings, this unrestricted family home benefits from an enclosed newly landscaped garden with a decking area to soak up the sun, off road parking, and external storage to the front. EPC Band B.

- Principal en-suite bedroom, 2 further double bedrooms and a family bathroom.
- High specification and comfortable living throughout.
- Spacious open-plan living area with bi-fold doors to patio and lawned garden.
- Off-road parking for 2 cars, electric charging point and external storage.
- Remainder of the 10-year build warranty.
- In all approximately 1,831 sq. ft. (170.1 sq. m)

Wadebridge Town Centre 1 mile, Rock 6 miles, Polzeath 7 miles, Port Isaac 9 miles, Newquay Airport 12 miles, Bodmin Parkway 13 miles, Exeter 70 miles

Viewings by appointment
GUIDE PRICE: £675,000
FREEHOLD



THE PROPERTY

This stylish, contemporary three-bedroom home is situated in the hamlet of Bodieve, close to Wadebridge. Built in 2021 and currently a primary home, Bosyuv was completed to the highest quality with exceptional attention to detail. The property comprises an open plan kitchen/dining/sitting room with bi-fold doors leading to the enclosed, private garden. An additional sitting room, utility room and home office that could be utilised as a fourth bedroom occupy the ground floor. Upstairs, there is a principal bedroom with an en-suite, two further well-proportioned bedrooms and a modern family bathroom.

ACCOMMODATION

Ground Floor - Entrance Hall | Generous open plan living area with Italian Gaggenau kitchen appliances and bi-fold doors to East facing garden | Separate sitting room | Study / Fourth bedroom with wood burner | Utility room | Shower room.

First Floor – Principal dual aspect bedroom with en-suite and fitted wardrobes | Two further double bedrooms | Family bathroom.

OUTSIDE

To the front, the property enjoys a gravelled parking area for two vehicles bordered by colourful planting, an electrical charging point, and a lockable storage unit. To the side of the property, there is a newly landscaped garden with an enclosed lawn, decking, and patio areas.

LOCATION

Bodieve is a pretty Cornish hamlet situated on the outskirts of Wadebridge. Wadebridge is a thriving former market town straddling the river Camel which offers an excellent combination of shops, amenities, schools, and sporting facilities. Within just a few miles of the property are a wide selection of some of the very best sandy beaches that north Cornwall has to offer, including Polzeath, Daymer Bay, Porthilly and the water sports resort of Rock. For the golfing enthusiast there are several very good courses within north Cornwall with the renowned courses of St. Enodoc and Trevoze on opposite sides of the Camel Estuary. The Camel Trail, which is excellent for cyclists and walkers alike, is located just moments from the property. Nearby the quaint fishing town of Padstow offers many good pubs and restaurants including Rick Stein's Seafood Restaurant. To the south-west lies Newquay airport providing daily flights to London Gatwick.

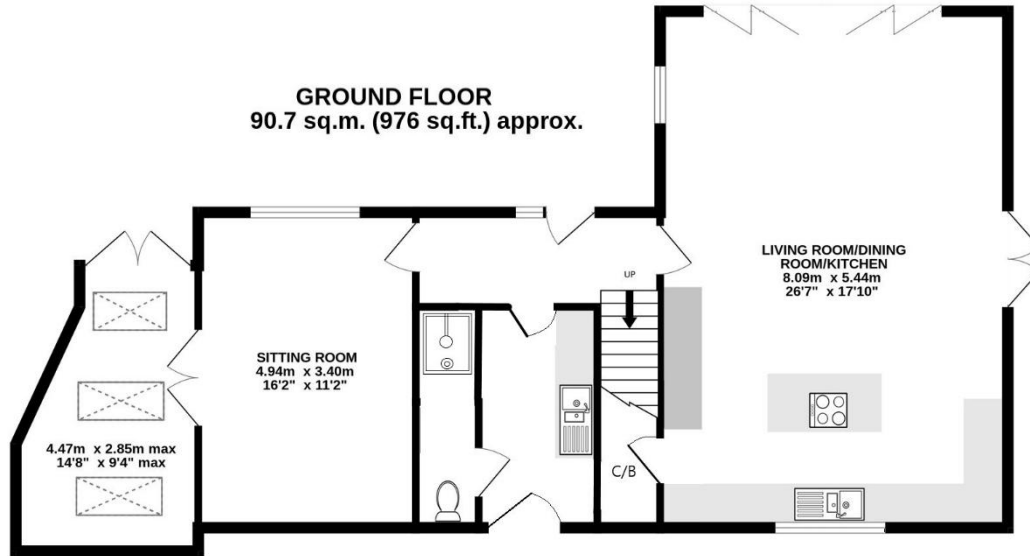
SERVICES

Mains water, drainage and electricity. LPG Gas central heating with underfloor heating on the ground floor and radiators upstairs. Superfast broadband.

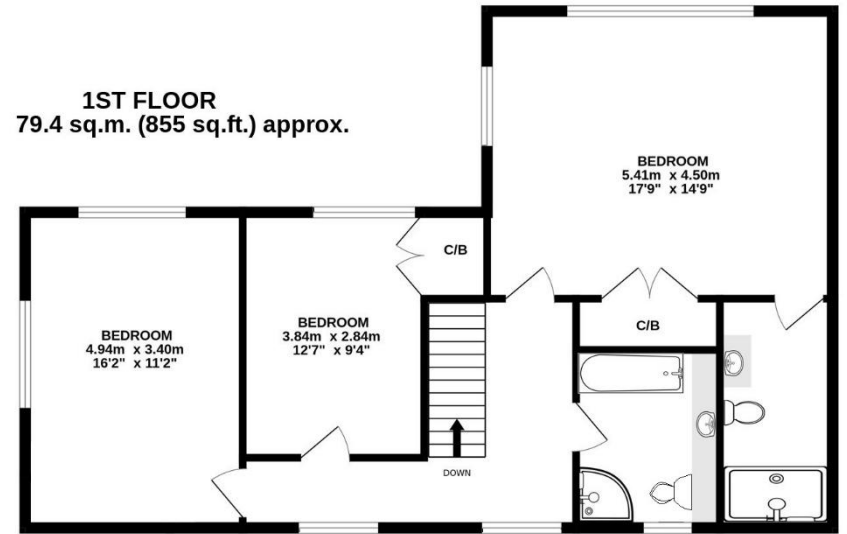




GROUND FLOOR
90.7 sq.m. (976 sq.ft.) approx.



1ST FLOOR
79.4 sq.m. (855 sq.ft.) approx.



TOTAL FLOOR AREA : 170.1 sq.m. (1831 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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