



# Overview

A unique opportunity to create a stunning 'Grand Design' style property within a secluded 4 acre brownfield site, located on the outskirts of the moorland village of St Breward. Planning permission has been granted for a 4 bedroom detached, reverse level, architect designed property. The property also incorporates an integral double garage and a feature balcony adjoining the living space on the first floor.



## Key Features

FULL PLANNING  
PERMISSION

DETACHED

4 BEDROOMS

OPEN PLAN DESIGN

PEACEFUL AND PRIVATE  
LOCATION

4 ACRE SITE

## Landplan



## Directions

From our Wadebridge Office, follow the signs for St Breward, entering the village from Wenford Bridge take the left turning 'Coombe Road' continue through and take the right hand turning passing the old quarry. Continue along this lane until the end where you will arrive at The Aviaries. Viewings strictly by appointment through Bond Oxborough Phillips.

To view this property call 01208 814 055 or email [wadebridge@boproperty.com](mailto:wadebridge@boproperty.com)

**Bond Oxborough Phillips**

*The key to moving home*

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