



Beeston Park
FARPORLEY, CHESHIRE

Bodmin
5 Bedroom



BODMIN

5 BEDROOM | DETACHED | DETACHED DOUBLE GARAGE

A striking five-bedroom detached home arranged over three storeys, The Bodmin is designed for both family life and entertaining. With a choice of red brick or mock-Tudor styling, it sits alongside a detached double garage. Inside, generous proportions include an open-plan kitchen, dining and family area with sliding doors to the garden, plus a separate lounge, study and utility room. The master bedroom features a dressing room and en-suite, alongside three further double bedrooms, a single bedroom, one additional en-suite and a luxurious family bathroom.

IN BRIEF

- Detached
- Five bedrooms across three storeys
- Open-plan kitchen, dining & family area with sliding doors
- Separate lounge, study & utility room
- Two en-suites plus a luxury family bathroom
- Bespoke SieMatic kitchen with quartz worktops & NEFF appliances
- Underfloor heating to the ground floor
- Detached double garage
- EV charging point, solar panels, battery storage & air source heat pump
- Private landscaped gardens with natural stone patio
- Red brick or mock-Tudor exterior styling

AVAILABLE AT

- Plot 1
- Plot 7
- Plot 11





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GROUND FLOOR

- 1. KITCHEN/DINING 9.2 X 4.8M 30'1" X 15'7"
- 2. UTILITY 2.0 X 2.3M 6'6" X 7'5"
- 3. WC 1.1 X 2.3M 3'6" X 7'5"
- 4. LIVING ROOM 3.1 X 4.7M 10'2" X 15'4"
- 5. STUDY 3.1 X 2.2M 10'2" X 7'2"



FIRST FLOOR

- 6. BEDROOM 3 3.1 X 3.7M 10'2" X 12'1"
- 7. DRESSING ROOM 3.1 X 1.5M 10'2" X 4'9"
- 8. ENSUITE 3.1 X 1.9M 10'2" X 6'2"
- 9. BEDROOM 4 3.2 X 4.0M 10'5" X 13'1"
- 10. STORAGE 1.8 X 1.0M 5'9" X 3'3"
- 11. BEDROOM 5 3.2 X 2.1M 10'5" X 6'9"
- 12. BATHROOM 2.7 X 2.1M 8'9" X 6'9"



SECOND FLOOR

- 13. BEDROOM 1 5.0 X 6.2M 16'4" X 20'3"
- 14. DRESSING ROOM 1.8 X 2.7M 5'9" X 8'9"
- 15. ENSUITE 2.6 X 2.7M 8'5" X 8'9"
- 16. BEDROOM 2 2.8 X 6.2M 9'2" X 20'3"

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*All layouts are indicative

