



Hawthorn Cottage



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St. Teath, Bodmin, Cornwall, PL30 3JX

Camelford 3.5 Miles - Port Isaac 4.5 Miles - Wadebridge 8 Miles

A characterful three bedroom detached cottage in the heart of the village of St Teath with a generous, private, south west facing garden.

- Detached Cottage
- Village Location
- Extended By Current Owners
- Two Bathrooms
- Freehold
- Three Double Bedrooms
- Character Features
- Open Plan Living
- South West Facing Garden
- Current Rateable Value £2,700.

Guide Price £395,000

**DESCRIPTION:** A most attractive and beautifully presented three bedroom detached cottage, positioned in the heart of the highly sought-after village of St Teath. The property has been thoughtfully extended and reconfigured by the current owners to create a light-filled, open-plan living environment, whilst preserving a number of charming original features. Hawthorn Cottage is currently operated as a successful holiday let, yet would be equally well suited as a delightful permanent residence.

**THE COTTAGE:** The property is entered via a front door opening into a welcoming hallway, providing access to the ground floor bathroom, the principal living space and stairs rising to the first floor. The dual-aspect sitting/dining room flows seamlessly into the kitchen, offering a practical and inviting living area with original flagstone slate flooring, an attractive stone fireplace with multi-fuel burner and slate mantle, an under-stairs storage cupboard and triple bi-folding doors opening onto the rear garden. The kitchen/breakfast room is fitted with a range of base and wall-mounted units, a dual sink with mixer tap, space for appliances and a stable door leading out to the garden.

To the first floor, a split-level landing provides access to three double bedrooms and a shower room. Bedrooms one and two are positioned to the front of the cottage and both benefit from window seats, with bedroom one enjoying a dual aspect and bedroom two featuring a built-in cupboard. Bedroom three enjoys views over the rear garden and is enhanced by a feature porthole window in addition to a large rear-facing window.

**OUTSIDE:** The south-west facing garden offers an excellent space for outdoor entertaining and benefits from gated side access from the front of the cottage. The lower level features partial decking alongside a slate patio area, ideal for al fresco dining. Steps rise to a further patio and onto a generous decked area, all bordered by established shrubs. A gate at the rear of the garden provides access to the rear walkway.

**SERVICES:** Mains electricity, water, and drainage. LPG gas central heating. Broadband availability: Ultrafast. Mobile Phone Coverage: good outdoor, limited indoor - Ofcom.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

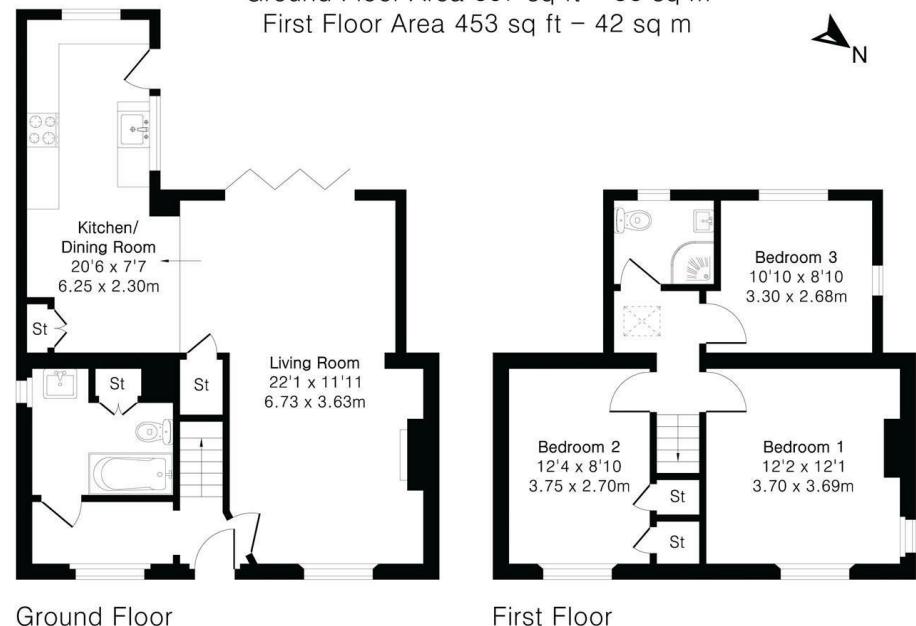


Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(81-80) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(11-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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### Approximate Gross Internal Area 1060 sq ft - 98 sq m

Ground Floor Area 607 sq ft - 56 sq m  
First Floor Area 453 sq ft - 42 sq m



Ground Floor

First Floor



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