

ROHRS & ROWE



The Old Vicarage
St Teath
PL30 3JF

- Grade II Listed Georgian residence
- Beautifully presented interior
- Private setting approached via a long, gated driveway
- Impressive vaulted garden room with bi-folding doors onto the terrace
- South-west facing drawing and dining rooms
- Charming kitchen with Aga
- Four generous double bedrooms, including principal suite with dressing room, en suite and balcony
- Substantial detached garage with potential for ancillary accommodation, subject to consent
- EPC E
- Council Tax Band G

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A FINE FORMER VICARAGE, BEAUTIFULLY PRESENTED AND QUIETLY POSITIONED IN A SECLUDED SETTING WITHIN ONE OF NORTH CORNWALL'S MOST POPULAR VILLAGES.





PROPERTY
Approached via a long private driveway, The Old Vicarage is an elegant Grade II Listed Georgian residence, combining classical architecture, beautifully presented interiors and exceptional privacy in the heart of the village. Constructed with traditional granite and stone elevations beneath a Delabole slate roof, the house retains a wealth of period features, including high ceilings, decorative cornicing, Georgian shutters, ornate fireplaces and a graceful Regency staircase.

The well-proportioned accommodation includes elegant south-west facing drawing and dining rooms, both opening onto the terrace and gardens. A charming kitchen, centred around a cream Aga, flows into an impressive vaulted garden room with exposed beams, underfloor heating and bi-folding doors, creating a wonderful space for everyday living and entertaining. Additional accommodation includes a scullery, utility and boot room, and a versatile former wig room, ideal as a studio or retreat. Upstairs, the principal bedroom suite benefits from a dressing room, generous en suite bathroom and private balcony. Three further double bedrooms and a family bathroom complete the first-floor accommodation, with attractive views across the gardens and village.

Outside, magnificent mature gardens feature sweeping lawns, colourful borders, established trees and a broad south-west facing terrace, perfect for alfresco entertaining. A substantial detached garage offers useful storage and potential for ancillary accommodation, subject to consent. A secondary gated entrance and discreet pedestrian access to the churchyard, village clock tower and local pub complete this exceptional village residence, offering privacy, character and convenience in equal measure.



















LOCATION

St Teath is a thriving and welcoming village with a strong sense of community, set amid the natural beauty of the Allen Valley. Local amenities include a post office, primary school, café, pub, community hall, and playing fields, as well as an annual village carnival and Christmas events that bring everyone together.

The surfing beaches of Polzeath, the harbourside charm and gastronomy of Port Isaac, and the market towns of Wadebridge and Camelford are all within easy reach. Bowood Park Golf & Country Club lies just three miles away, while Bodmin Parkway and Cornwall Airport Newquay offer convenient links for travel further afield.

Distances

Port Isaac - approx. 5.5 miles Wadebridge - approx. 8 miles Bodmin Parkway Station - approx. 15.5 miles Cornwall Airport Newquay - approx. 20 miles
Truro - approx. 32 miles











The Old Vicarage, PL30

Approximate gross internal area

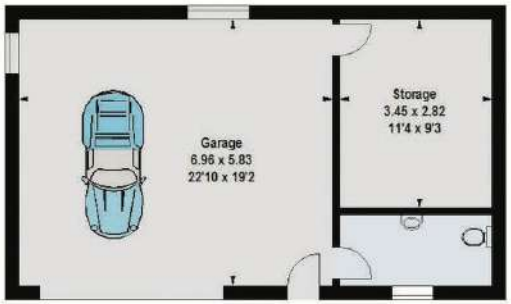
3140 sq ft / 291.71 sq m

Garage & Storage

604 sq ft / 56.11 sq m

Total

3744 sq ft / 347.82 sq m



Key :
CH - Ceiling Height



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale
*Floorplan Drawn According To RICS Guidelines



Services: Mains electricity, water and drainage. Oil-fired boiler providing hot water, central heating and underfloor heating in the garden room. Superfast broadband is available in the house.

Directions: What3words; ///donor.lurching.smashes

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