

Rohrs & Rowe

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ROHRS & ROWE



The Old Vicarage St. Teath, PL30 3JF

Guide price £1,375,000

A distinguished former Vicarage, beautifully presented throughout, enjoying a quiet and secluded setting within one of North Cornwall's most vibrant and community-spirited villages.

This fine and rare home sits in a wonderfully private and tucked away position at the end of a long driveway, while remaining within easy reach of village amenities. An excellent example of Georgian Regency architecture, The Old Vicarage combines classical proportions with an immaculately presented interior and the natural beauty of traditional Cornish materials. Notable features of this Grade II Listed house include granite and stone elevations, a handsome Delabole slate roof, and an imposing pillared portico that evokes timeless grandeur. Inside, the home exudes warmth, elegance, and character.

A pillared entrance opens into a vestibule, with a door to a generously sized WC (formerly the vicar's study), leading through to a wide entrance hall—part of which is today arranged as a study area. The hallway gives access to the well-proportioned drawing and dining rooms, as well as the kitchen. It also houses the delightful Regency staircase and features a further external door opening to the side. The drawing and dining rooms both face south-west and open directly onto the broad slate rear terrace and gardens, via French doors—perfect for entertaining. High ceilings, decorative corning, original Georgian shutters, and ornate fireplaces enhance the home's stylish yet classically refined charm.

The kitchen features a combination of custom-made cream and cherry-wood shaker-style units, light natural stone flooring, a beamed ceiling, and a cream-coloured oil-fired Aga as its centrepiece. Integrated appliances include a microwave, separate electric oven and hob, creating year round practical cooking, and there is also a dishwasher. There is a further exterior door, opening to the front and giving quick access to the driveway.



Open plan to the kitchen is a superb vaulted living/garden room—a more recent addition to the house. This serves as a much-used day-to-day living area, with a spacious layout that incorporates a dining area and relaxed sitting space. This excellent room enjoys a wonderful south-westerly outlook across the gardens, accessible via bi-folding doors that open onto the outside terrace, while underfloor heating and exposed beams add both comfort and character.

Adjacent to the kitchen is a well-equipped scullery with sink, units and boiler. There is also a utility and boot room, fitted with excellent storage and offering external doors to both the front and rear of the house and gardens.

The original Regency staircase leads to a half landing, where a charming yet cosy room, that projects out above the pillared entrance, is believed to be a former 'wig room', and is now an ideal studio or reading room.

The first floor landing leads to each of the bedrooms and a family bathroom. The principal suite is a serene and generously proportioned room, complete with an excellent dressing room, a generous en suite bathroom and there is even a private balcony overlooking the side gardens. There are two further generous double bedrooms within the main area of the landing, and a further internal hallway gives access to the family bathroom and a fourth/guest very spacious double aspect bedroom. Each bedroom also enjoys an outlook or views over the gardens, the church or village.

Gardens and Grounds

Approached via a long driveway, the granite-pillared entrance gates give access to the property, which creates a great sense of complete privacy, but yet it's positioned within and accessed from the heart of the village.

An in-keeping and generous sized detached garage provides a main area of nearly 23' x just over 19'. There is an additional storage room of 11'4" x 9'3" and there is also a WC. If required, there may be potential for conversion to ancillary accommodation, subject to all requisite consents.

The beautiful gardens are a particular highlight of the property. Expansive lawns at both the front and rear combine with magnificent mature trees, numerous colourful borders and pathways leading through and around the south westerly side, making a particularly pretty and memorable part of the property. A broad south-west facing terrace runs along the rear of the house, ideal for alfresco dining or enjoying the evening sunsets.

A secondary gated entrance, once the original carriageway, lies to the rear of the property. A discreet pedestrian gate provides direct access to the churchyard, village clock tower, and local pub—placing The Old Vicarage at the quiet heart of village life.

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.

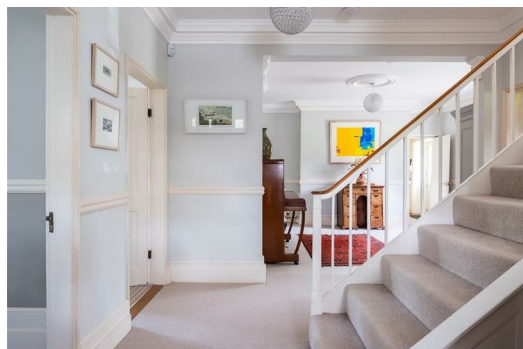
The surfing beaches of Polzeath, the harbourside charm and gastronomy of Port Isaac, and the market towns of Wadebridge and Camelford are all within easy reach. Bowood Park Golf & Country Club lies just three miles away, while Bodmin Parkway and Cornwall Airport Newquay offer convenient links for travel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

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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
D	B	F	C
E	C	G	B
F	B	H	A
G	A	I	A
H	A	J	A
I	A	K	A
J	A	L	A
K	A	M	A
L	A	N	A
M	A	O	A
N	A	P	A
O	A	Q	A
P	A	R	A
Q	A	S	A
R	A	T	A
S	A	U	A
T	A	V	A
U	A	W	A
V	A	X	A
W	A	Y	A
X	A	Z	A
Y	A	AA	A
Z	A	AB	A
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AB	A	AD	A
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