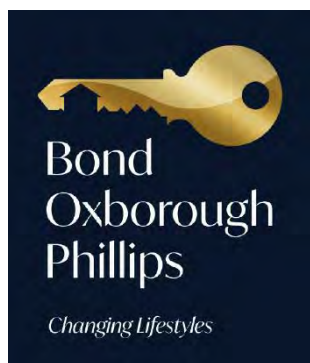




Magpie Cottage

St Teath

PL30 3LP



Offers Over - £400,000



Magpie Cottage St Teath



A beautifully presented 18th-century detached cottage, rich in character and set within generous gardens, perfectly positioned between countryside and coast.

- Charming 18th-century detached cottage full of period features
- Three double bedrooms and three bath/shower rooms, ideal for family living or guests
- Characterful interiors with exposed beams, flagstone flooring and stone fireplaces
- Versatile layout with ground floor bedroom and en-suite – perfect for multi-generational living
- Two reception rooms plus study/snug, offering flexible living and working space
- Generous plot with wraparound gardens, mature planting and excellent privacy
- South-facing decked terrace ideal for outdoor dining and entertaining
- Additional parcel of garden across the road with further potential
- Ample off-road parking via gated gravel driveway
- Sought-after location between Port Isaac and Delabole, close to coast, countryside and amenities



Step through the welcoming entrance porch and into a truly cosy sitting room, where a beautiful stone fireplace with a log-burning stove and slate hearth forms the heart of the home. The perfect spot to curl up on a winter's evening.

The kitchen is both practical and full of charm, thoughtfully fitted with a range of base units, built-in double oven, microwave, induction hob, and a handy pantry cupboard, with space for a fridge/freezer. Just beyond, the dining room feels wonderfully sociable, ideal for everything from relaxed family meals to hosting friends. A characterful stone fireplace adds to the charm, while double doors open out to the garden, letting the outside in during the warmer months.

Also on the ground floor is a versatile study or snug, a lovely quiet corner for reading, working, or unwinding. Along with a convenient cloakroom. Bedroom One is a generous and peaceful double room, complete with its own en-suite shower room and access to the utility room, offering flexibility for guests or comfortable single-level living. The utility room, accessed externally, keeps the practical elements neatly tucked away.

Upstairs, a split-level landing adds a touch of character and leads to two further inviting double bedrooms, one with its own en-suite shower room. A well-appointed family bathroom completes the upstairs, creating a comfortable and well-balanced home.

The property is approached through a gated entrance, opening onto a gravel driveway with plenty of space for parking.

The gardens wrap gently around the front and side of the home, mainly laid to lawn and bordered by mature trees and traditional stone walls, creating a lovely sense of privacy and calm. A south-facing decked terrace is a real sun trap, perfect for morning coffee, lazy afternoons, or dining outdoors. While a separate gravelled seating area, surrounded by established planting, offers a peaceful spot to sit and unwind.

Just across the road, an additional area of garden provides even more opportunity. Whether for growing your own produce, enjoying extra outdoor space, or simply embracing a slower pace of life.



Changing Lifestyles

Magpie Cottage occupies a charming rural position along the B3144, perfectly placed between the iconic coastal village of Port Isaac and the village of Delabole, just one mile south-west of the popular Sea View Farm Shop & Café.

Port Isaac, renowned for its picturesque harbour and historic character, is widely recognized as the filming location for Doc Martin and home to the much-loved Fisherman's Friends. Just beyond lies the sheltered cove of Port Gaverne, offering a quieter stretch of coastline to explore.

The thriving village of St Teath, less than two miles away, provides a wonderful sense of community alongside everyday amenities, including a post office, well-regarded public house, award-winning café, primary school, preschool, church, and village hall.

For those drawn to the coast, Trebarwith Strand—approximately 4.5 miles away—is a spectacular National Trust beach, famed for its dramatic cliffs and excellent surf.

The nearby market town of Camelford (around 5 miles) offers a range of practical amenities including a supermarket, schooling, and healthcare services, while Wadebridge (7.5 miles), set on the banks of the River Camel, is home to the renowned Camel Trail, linking Bodmin Moor to the vibrant harbour town of Padstow.

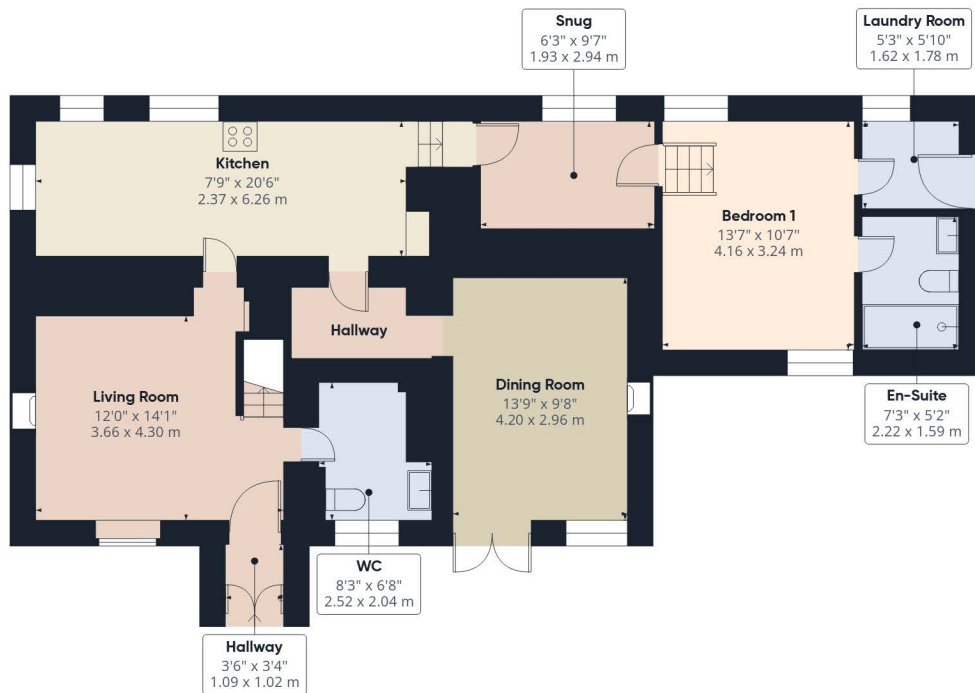


Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

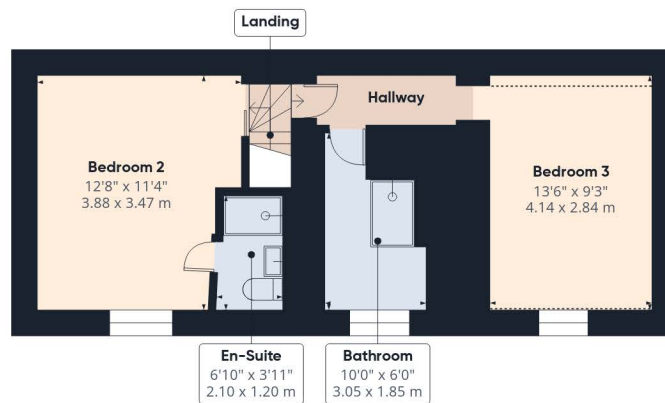
Virtual Tour:



Changing Lifestyles



Floor 0



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We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

PLEASE NOTE

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose.

We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.