



Bond
Oxborough
Phillips

Changing Lifestyles

St. Catherines
St Kew Highway
PL30 3DP



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Guide Price - £375,000



Changing Lifestyles

01208 814055

St. Catherines, St Kew Highway, PL30 3DP



A beautifully presented Grade II Listed period cottage, offering generous living accommodation, a detached double garage, private parking and delightful gardens, all set in the heart of the sought-after village of St Kew Highway.

- Grade II Listed period cottage
- Approximately 0.22-acre plot
- Three well-proportioned bedrooms
- Spacious living room with original open fireplace
- Character features throughout, including exposed beams, stone walls and flagstone slate flooring
- Well-appointed kitchen with integrated appliances
- Separate dining room ideal for entertaining
- Beautifully presented family bathroom
- Sunny rear garden laid mainly to lawn with mature shrubs
- Patio area perfect for outdoor dining
- Detached double garage
- Two private off-road parking spaces
- Council Banding - D
- EPC - tbc



St. Catherines is a truly charming Grade II Listed period cottage, occupying a generous plot of approximately 0.22 acres in the heart of the highly sought-after village of St Kew Highway.

Originally three separate cottages and now thoughtfully combined into one substantial family home, this unique property offers an exceptional blend of historic character, spacious accommodation and rarely available features, including a detached double garage, private parking and beautifully established gardens.

Stepping inside, the wealth of period features is immediately apparent, with exposed ceiling beams, traditional stone walls and flagstone slate flooring creating a warm and inviting atmosphere throughout. The accommodation begins with a delightful sun room, providing the perfect place to relax and enjoy views of the garden throughout the seasons.

The kitchen is well-appointed including integrated appliances, generous worktop space and ample storage, making it ideal for everyday family living. A separate utility room is conveniently positioned to the rear of the property, providing practical space for white goods and additional storage.

At the heart of the home is the impressive living room, a beautifully proportioned reception space centred around a stunning original open fireplace. Dual-aspect windows flood the room with natural light while offering plenty of space for comfortable seating, creating an ideal setting for both relaxing and entertaining. A separate dining room provides the perfect space for family meals and hosting guests.

The first floor offers three well-proportioned bedrooms, all accessed from a central landing. The principal bedroom is particularly impressive, featuring windows to multiple aspects, generous proportions and an abundance of original character. Completing the accommodation is a beautifully presented family bathroom, fitted with a freestanding bath, separate shower enclosure, WC and wash basin, together with a useful built-in storage cupboard adjacent to the bathroom.

Externally, St. Catherines enjoys delightful gardens extending to approximately 0.22 acres. The sunny rear garden is predominantly laid to lawn with mature shrubs and established planting, creating a private and peaceful outdoor retreat. A patio area provides the perfect setting for al fresco dining and summer entertaining.

A particular highlight of the property is the detached double garage, an increasingly rare feature for a period cottage, complemented by two private parking spaces positioned directly in front. An external WC to the side of the property adds further convenience.

Offering a unique combination of history, charm and practicality in one of North Cornwall's most desirable village locations, St. Catherines presents a rare opportunity to acquire a distinctive period home with generous gardens, excellent parking and versatile family accommodation. Early viewing is highly recommended to fully appreciate everything this exceptional home has to offer.



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St. Catherines enjoys an enviable position in the heart of the sought-after village of St Kew Highway, one of North Cornwall's most desirable locations. Ideally situated between the bustling market town of Wadebridge and the picturesque fishing harbour of Port Isaac, the village offers the perfect balance of peaceful countryside living and convenient access to the North Cornwall coast.

Everyday amenities are close at hand, with nearby Wadebridge providing an excellent range of independent shops, supermarkets, cafés, restaurants, healthcare facilities and both primary and secondary schools. The town is also home to the renowned Camel Trail, offering miles of scenic walking and cycling along the Camel Estuary.

The spectacular North Cornwall coastline is just a short drive away, with the beaches of Polzeath, Daymer Bay, Rock, and Port Gaverne all within easy reach. The area is renowned for its dramatic coastal scenery, excellent surfing, sailing, paddleboarding and miles of breathtaking South West Coast Path walks.

The nearby villages of St Kew and St Endellion are rich in Cornish history and community spirit, with traditional country pubs, historic churches and regular local events adding to the area's charm. Food lovers are also well catered for, with the renowned restaurants of Port Isaac, Padstow and Rock all easily accessible.

Excellent road links via the A39 provide convenient access throughout Cornwall, while Bodmin Parkway offers mainline rail services to London Paddington and beyond. Newquay Airport is also within comfortable driving distance, providing domestic and international connections.

Combining village charm, excellent accessibility and close proximity to Cornwall's stunning coastline, St Kew Highway remains one of the county's most desirable places to call home.

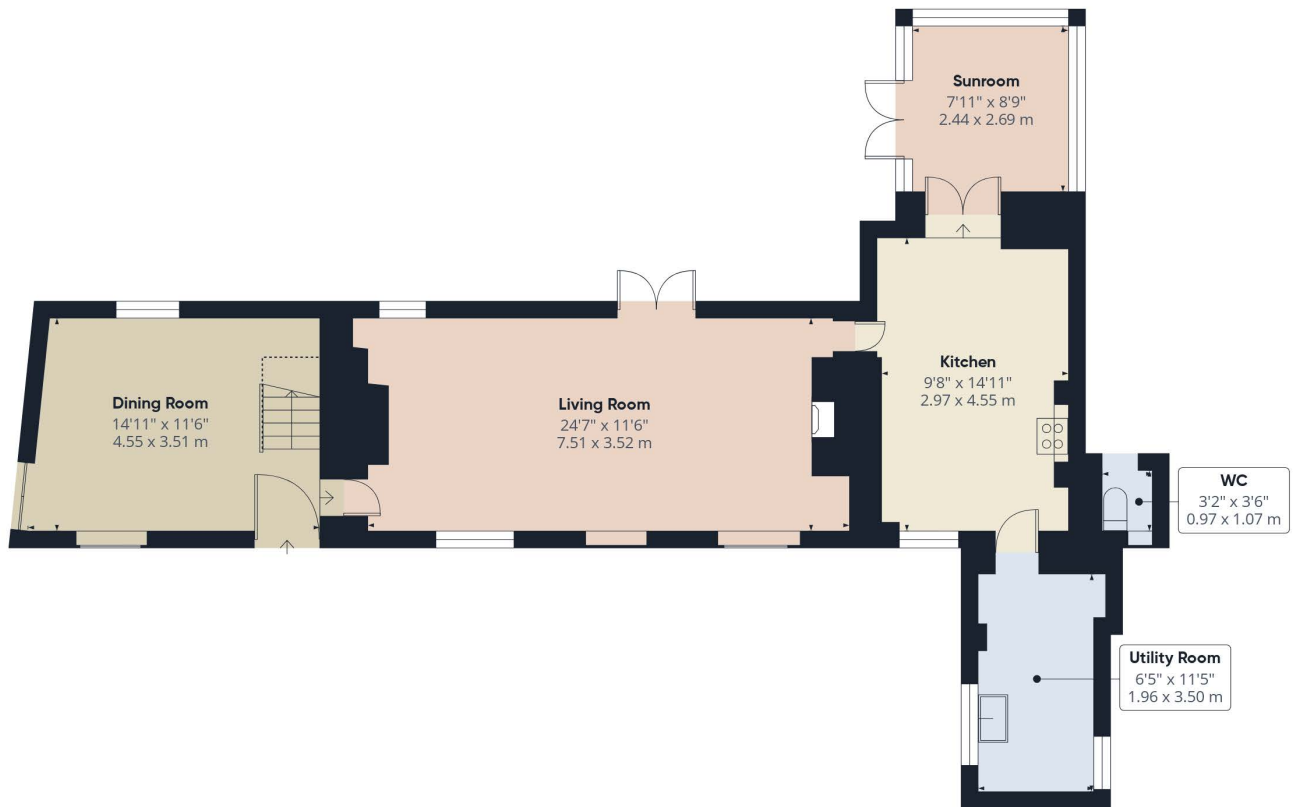


Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

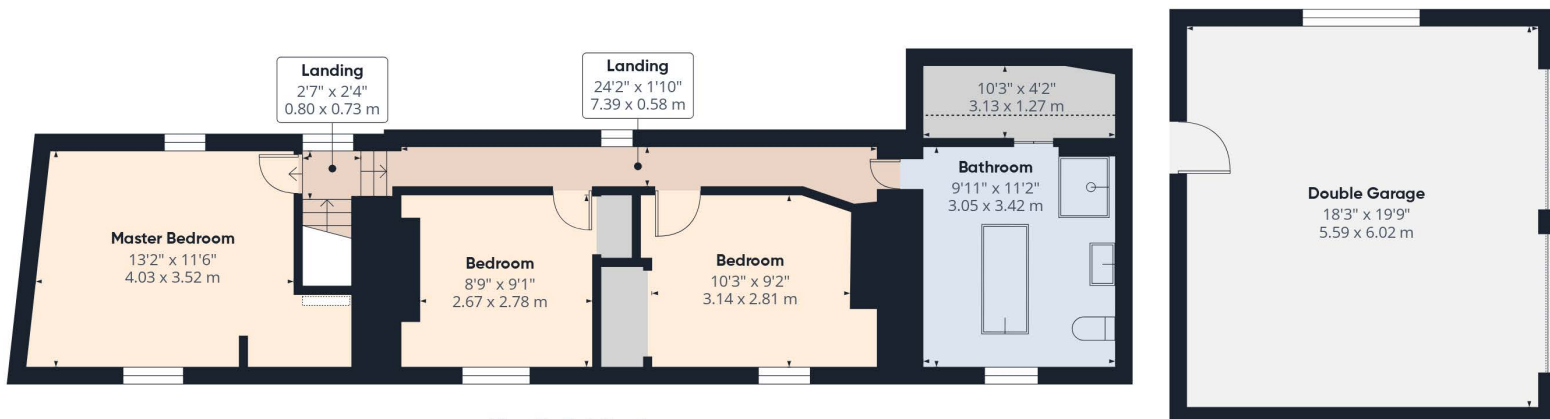
Virtual Tour:



Changing Lifestyles



Floor 0 Building 1



Floor 1 Building 1

Floor 0 Building 2

Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01208 814055 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.