



Bond
Oxborough
Phillips

Changing Lifestyles

Kelly Park Cottage

St Mabyn

PL30 3BL



BRITISH
PROPERTY
AWARDS

2025

★★★★★

GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Guide Price - £575,000



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01208 814055

Kelly Park Cottage, St Mabyn, PL30 3BL



Beautifully Renovated Four-Bedroom Detached Cottage with South-Facing Garden, Ample Parking & No Onward Chain

- Beautifully renovated four-bedroom detached cottage
- Offered to the market with no onward chain
- Large open-plan kitchen/dining area with modern appliances
- Spacious open-plan kitchen, living and dining room
- Character stone fireplace with inset wood-burning stove
- Useful utility room with separate ground floor shower room
- Three further well-proportioned double bedrooms
- South-facing rear garden, mainly laid to lawn with mature shrubs
- Driveway providing off-road parking for multiple vehicles
- Air source heat pump and solar panels for energy-efficient living
- Ideal family home, second home or investment opportunity
- Council Banding - D
- EPC - D



Kelly Park Cottage is a beautifully presented four-bedroom detached cottage, thoughtfully renovated and modernised to an exceptional standard while retaining the warmth and character expected of a traditional Cornish home.

Situated within the sought-after village of St Mabyn, the property offers spacious, versatile accommodation, generous outside space and an impressive range of energy-efficient features, making it an ideal family home or countryside retreat.

Stepping inside, you are welcomed by a practical entrance porch, leading into a central hallway where stairs rise to the first floor. Immediately, the quality of finish throughout the home is evident, creating a bright and inviting first impression.

Undoubtedly the heart of the home is the stunning open-plan kitchen, living and dining room. Beautifully designed for modern family living, the contemporary kitchen is fitted with a range of sleek units, generous worktop space and a selection of integrated appliances, providing both practicality and style. The living area offers a cosy atmosphere, centred around an attractive stone fireplace housing a charming wood-burning stove, creating the perfect setting to unwind during the cooler months. The dining area comfortably accommodates a large family dining table, while French doors seamlessly connect the indoor living space with the rear garden, flooding the room with natural light and making it ideal for entertaining.

Adjoining the kitchen is a particularly useful utility room, providing excellent additional storage and ample space for white goods. This practical extension also incorporates a contemporary ground floor shower room comprising a shower, WC and wash basin, while a stable door offers convenient access to the rear garden.

Completing the ground floor is an impressive principal bedroom suite. Generously proportioned, the room offers ample space for a range of bedroom furnishings and enjoys French doors opening directly onto the garden. A stylish en-suite bathroom complements the room, featuring a bath, separate shower, WC and wash basin.

The first floor continues to impress with three further well-proportioned double bedrooms, two of which enjoy pleasant views across the rear garden. These bedrooms are served by a beautifully presented family bathroom, creating excellent accommodation for growing families or visiting guests.

Externally, Kelly Park Cottage occupies a generous plot, offering excellent outside space to enjoy throughout the year. To the front, a large gravelled driveway provides parking for multiple vehicles. The south-facing rear garden has been thoughtfully landscaped, with an immediate patio creating the perfect spot for outdoor dining and entertaining before leading onto a level lawn bordered by mature shrubs and established planting. A stylish summer house provides a fantastic additional space, ideal as a home office, studio or simply somewhere to relax and enjoy the garden.

A particularly attractive feature is the additional area of land positioned beyond the rear garden, providing further off-road parking for several vehicles. This versatile space offers exciting potential for a garage, carport, workshop or even an extension to the garden, subject to obtaining the necessary planning permissions.

The property has been finished to an excellent standard throughout and benefits from a range of modern, energy-efficient upgrades including solar panels, air source heating and double glazing, combining character with economical modern living.

Offered to the market with no onward chain, Kelly Park Cottage represents a rare opportunity to acquire a beautifully renovated detached home in one of North Cornwall's most desirable villages. With spacious accommodation, a superb south-facing garden, ample parking and further potential, early viewing is highly recommended.



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The picturesque village of St Mabyn is one of North Cornwall's most sought-after rural communities, offering an idyllic blend of countryside charm and everyday convenience. At the heart of the village is a thriving community centred around the historic parish church, village hall, well-regarded primary school and popular village pub, creating a welcoming atmosphere for families, retirees and those seeking a quieter pace of life.

Surrounded by rolling Cornish countryside, St Mabyn enjoys a peaceful setting while remaining exceptionally well connected. The bustling market town of Wadebridge is approximately six miles away, providing an excellent range of independent shops, supermarkets, cafés, restaurants and leisure facilities, as well as access to the renowned Camel Trail, perfect for walking and cycling.

The spectacular North Cornish coastline is also within easy reach, with the golden beaches of Polzeath, Rock, Daymer Bay and the historic fishing village of Port Isaac all just a short drive away. Whether enjoying coastal walks, watersports or some of Cornwall's finest restaurants, residents benefit from an outstanding lifestyle combining coast and countryside.

With excellent road links to Bodmin, the A30 and mainline rail services at Bodmin Parkway, St Mabyn offers an ideal location for both permanent residence and holiday living, providing the best of rural Cornwall without compromising on accessibility.

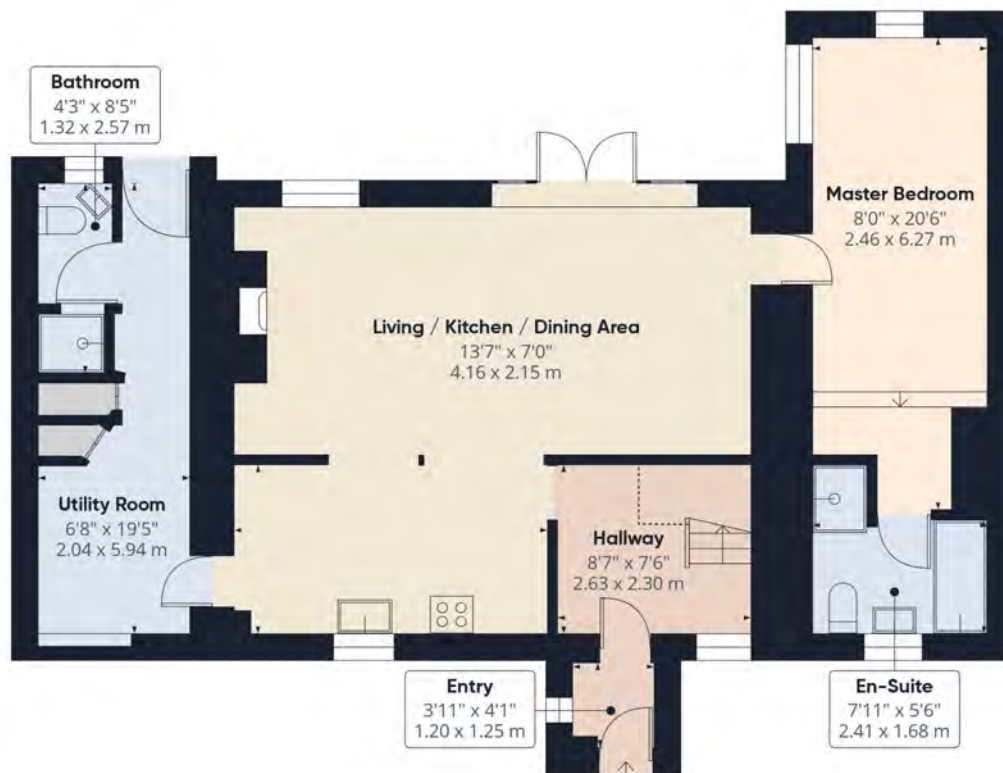


Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

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.