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Phillips

Changing Lifestyles

63 Trehannick Close,
St Teath, PL30 3LF



BRITISH
PROPERTY
AWARDS

2025

★★★★★

GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Guide Price - £280,000



Changing Lifestyles

01208 814055

63 Trehannick Close, St Teath.



Tucked away in a sought-after cul-de-sac, this spacious family home offers flexible living, generous gardens and driveway parking.

- Flexible accommodation currently arranged as four bedrooms
- Potential to create three generous double bedrooms
- Bright open-plan kitchen/dining room with breakfast bar
- Spacious dual-aspect living room with bay window
- Conservatory providing additional reception space
- Ground floor family bathroom with separate bath and shower
- Generous front and rear gardens with patio area
- Driveway parking for two vehicles
- Quiet position within the popular Trehannick Close development
- Located in the desirable village of St Teath, close to local amenities and countryside walks
- Council Banding - B
- EPC - TBC



Nestled in a quiet corner of the sought-after Trehannick Close development in St Teath, this spacious and versatile semi-detached home offers flexible accommodation, currently arranged as four bedrooms, alongside generous living spaces, a conservatory, an open-plan kitchen/dining room, ample parking, and beautifully sized gardens to the front and rear.

Upon entering the property, you are welcomed into a central hallway providing access to the family bathroom and the impressive open-plan kitchen/dining room. Bright and airy, the kitchen benefits from windows to both the front and rear, creating a light-filled space. It features a range of fitted units with a breakfast bar, while the dining area provides ample room for family meals and entertaining. An open walkway leads seamlessly into the spacious living room, which also enjoys a dual aspect, including a charming bay window to the front and double glazed doors opening into the conservatory.

The conservatory offers a fantastic additional reception space, ideal for relaxing or entertaining throughout the year, with double doors leading directly into the rear garden. Completing the ground floor is a generous utility room with external access to the garden, along with a well-appointed family bathroom featuring a corner bath, separate double shower, WC, and wash hand basin.



The first floor offers flexible accommodation and is currently configured as four bedrooms, comprising two doubles and two singles. Subject to requirements, the layout could easily be adapted to create three spacious double bedrooms by removing a stud partition wall. The principal double bedroom enjoys a dual aspect and benefits from built-in storage on either side and above the bed, as well as an additional storage area. The spacious landing is flooded with natural light from dual aspect Velux windows and provides an ideal space for a home office, study, or reading nook. A second double bedroom overlooks the front of the property and includes built-in wardrobes, while the two interconnected single bedrooms at the opposite end of the landing could be combined to create a generous double bedroom. Both rooms benefit from Velux windows, providing excellent natural light.

Outside, the property enjoys a generous rear garden, mainly laid to lawn with a patio seating area and well-stocked planted borders, creating an ideal space for outdoor entertaining and family enjoyment. To the front, there is a further lawned garden with fenced boundaries, a substantial storage shed, and a private driveway providing off-road parking for two vehicles.

Situated in the heart of the picturesque North Cornwall village of St Teath, Trehannick Close is a popular residential development offering a peaceful setting within easy reach of the village's excellent amenities. St Teath is a thriving community with a well-regarded primary school, village shop, public house, church, and community hall, while enjoying a friendly village atmosphere.

The stunning North Cornwall coastline is just a short drive away, with the beautiful beaches of Port Isaac, Polzeath, Daymer Bay, and Rock all within easy reach, offering fantastic opportunities for surfing, coastal walks, and watersports. The nearby market town of Wadebridge provides a wider range of shopping, leisure, and educational facilities, while the popular Camel Trail offers miles of scenic walking and cycling routes.

Excellent road links via the A39 provide convenient access to the surrounding towns and villages, making St Teath an ideal location for those seeking a balance of rural village living and easy access to Cornwall's spectacular coastline.

Auctioneers Comments:

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

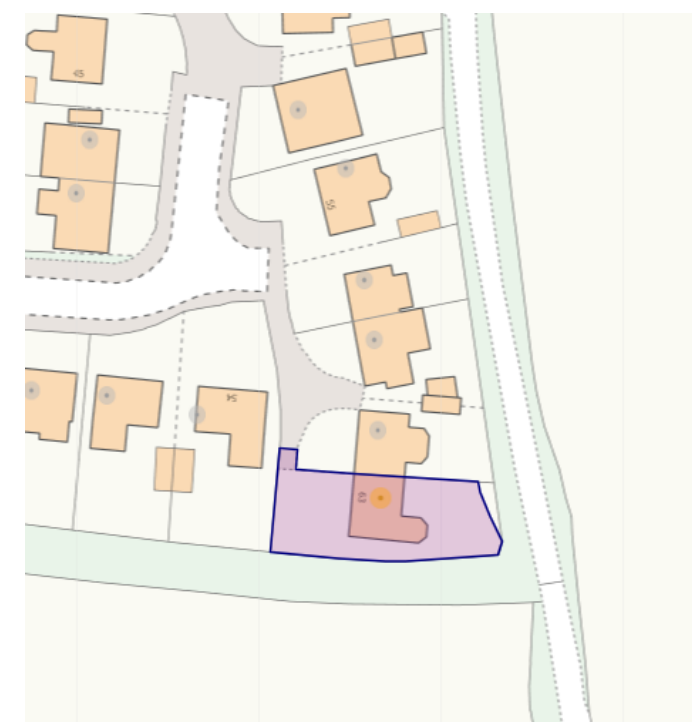
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken.

Services are option

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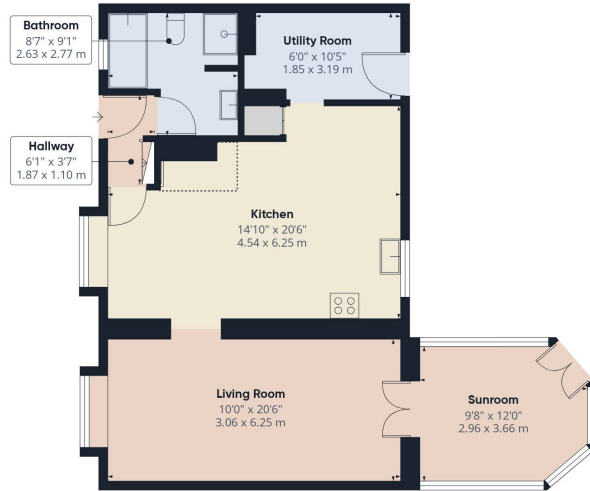


Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

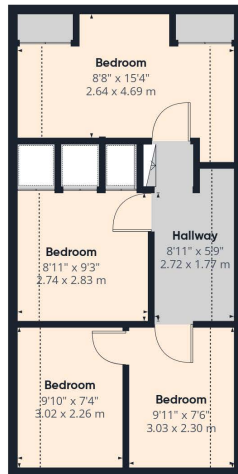
Virtual Tour:



Changing Lifestyles



Floor 0



Floor 1



Approximate total area⁽¹⁾

1192 ft²

110.6 m²

Reduced headroom

94 ft²

8.8 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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.