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Oxborough
Phillips

Changing Lifestyles

3 Briar Close
St Teath
PL30 3FB



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Fixed Price - £222,680



Changing Lifestyles

01208 814055

3 Briar Close, St Teath, PL30 3FB

A beautifully presented detached home in a quiet cul de sac setting..



- Three bedroom detached family home
- Peaceful cul de sac location in St Teath
- Spacious dual aspect living room with log burner
- Open-plan kitchen dining room with garden access
- Three generous double bedrooms
- Ground floor WC and useful under stairs storage cupboard
- Driveway providing ample off-road parking
- Enclosed level rear garden with patio and garden shed
- Council Banding - D
- EPC - B



Nestled within the peaceful cul-de-sac of Briar Close in the sought-after village of St Teath, this well-presented three-bedroom detached home offers spacious and versatile accommodation, making it an ideal choice for families or those seeking village living.

Upon entering the property, you are welcomed by a generous entrance hallway, providing access to all principal ground floor rooms. To the right is a bright and spacious living room, featuring a charming log burner that creates a warm and cosy focal point. Dual-aspect windows flood the room with natural light, while double doors open directly onto the rear garden, seamlessly connecting indoor and outdoor living.

Continuing along the hallway, there is a convenient ground floor WC, ideal for guests, along with a separate storage cupboard providing valuable additional storage.

To the left, at the end of the hallway, is a spacious open-plan kitchen and dining room, offering an excellent space for both everyday living and entertaining. The kitchen is fitted with ample cupboard storage and provides space for a range of appliances, including a dishwasher and washing machine. French doors provide direct access to the rear garden, making alfresco dining effortless.

The first floor comprises three spacious double bedrooms, all offering comfortable accommodation. The impressive principal bedroom benefits from dual-aspect windows, creating a bright and airy atmosphere. The remaining bedrooms are equally well-proportioned and are served by a family bathroom, fitted with a bath and shower over.

Externally, the property continues to impress with a generous driveway providing ample off-road parking. The enclosed rear garden is predominantly laid to lawn with a level aspect, offering an excellent space for families, children and pets to enjoy. A patio seating area provides the perfect spot for outdoor dining, while a garden shed offers additional storage.

Situated in the popular village of St Teath, this delightful detached home combines generous living accommodation with a peaceful setting, all within easy reach of local amenities and the stunning North Cornwall coastline.

AGENTS NOTE:

This property is subject to a Section 106 planning restriction in conjunction with the Cornwall Community Land Trust. As such, any prospective buyer must meet specific local residency or work criteria and be approved via the council's eligibility process. The home is priced to remain affordable for the local community. Please contact our branch to confirm your qualification before arranging a viewing.

This property is being sold at a fixed price only.



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St Teath is a charming and highly regarded North Cornwall village, offering a wonderful balance of rural tranquillity and everyday convenience. At the heart of the village is a welcoming community with a range of local amenities, including a village shop, public house, primary school, church and village hall, all contributing to its friendly atmosphere.

Surrounded by beautiful Cornish countryside, St Teath is ideally positioned for those who enjoy the outdoors, with an abundance of scenic walking routes and easy access to the nearby North Cornwall coast. The popular harbour town of Port Isaac, renowned for its picturesque setting and links to the television series Doc Martin, is just a short drive away, while the sandy beaches of Polzeath, Daymer Bay and Rock offer excellent opportunities for surfing, swimming and coastal walks.

The nearby market town of Wadebridge provides a wider selection of shops, supermarkets, cafés, restaurants and secondary schooling, while the renowned Camel Trail offers miles of traffic-free walking and cycling through some of Cornwall's most beautiful scenery.

Whether you're looking for a permanent family home, a peaceful retreat or a base from which to explore the Cornish coast, St Teath offers an enviable village lifestyle in one of North Cornwall's most desirable locations.



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



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.