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Oxborough
Phillips

Changing Lifestyles

32 Valley View

St Teath

PL30 3LQ



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Guide Price - £275,000



Changing Lifestyles

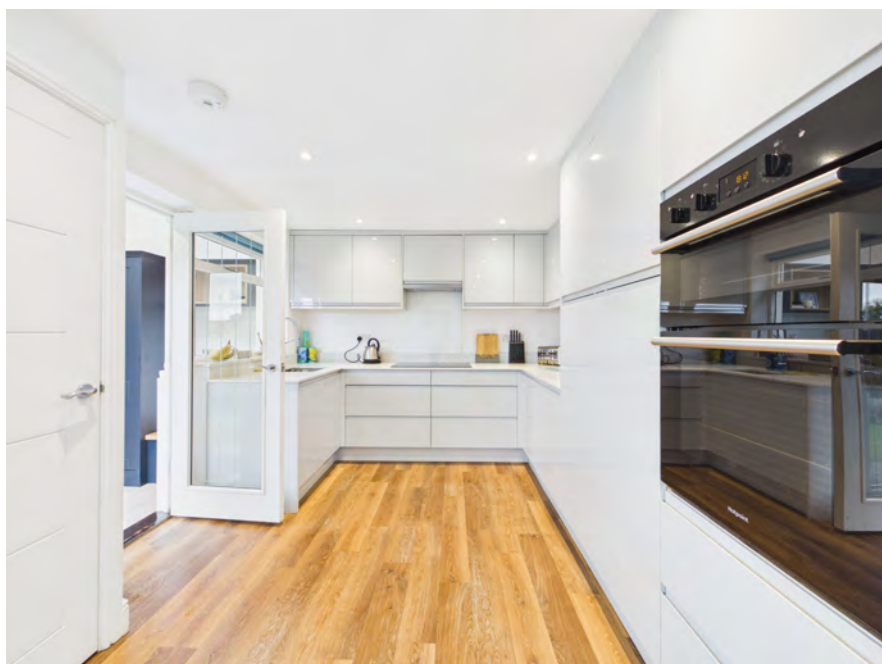
01208 814055

32 Valley View, St Teath, PL30 3LQ



Beautifully renovated three-bedroom semi-detached home situated in the heart of the popular village of St Teath.

- Beautifully renovated three-bedroom semi-detached home
- Stylish modern kitchen with quartz worktops
- Spacious open-plan kitchen/dining area
- Cosy lounge with double doors onto the garden
- Two generous double bedrooms
- Versatile third bedroom/dressing room
- Recently refurbished modern bathroom
- Large garage and generous private driveway
- Substantial fully enclosed wraparound garden
- Beautiful countryside views from the bedrooms
- Potential to add a conservatory, subject to the necessary consents
- Conveniently positioned for both countryside and the North Cornwall coast
- Located in the peaceful and sought-after village of St Teath
- Council Banding - C
- EPC - C



Nestled within the heart of the popular North Cornwall village of St Teath, this beautifully presented three-bedroom semi-detached home has been thoughtfully renovated throughout, combining stylish contemporary living with the charm and appeal of its village surroundings.

Upon entering, you are welcomed into a modern front porch/utility area, providing a practical and useful entrance to the home. Complete with built-in storage, there is plenty of space for coats, shoes and everyday essentials. All appliances are tucked away neatly. The porch also provides convenient direct access to the garage, offering excellent additional storage or parking.

From here, you step through into the impressive modern kitchen, which forms the real heart of the home. Beautifully finished to a high standard, the kitchen features stylish quartz worktops, contemporary fittings and durable Karndean flooring. The generous open-plan layout provides plenty of space for a large dining table, creating a wonderful setting for family meals, entertaining friends or simply enjoying everyday life.

Continuing through the hallway, you arrive at the comfortable and inviting lounge. This lovely reception room provides a cosy space to relax, while double doors open directly onto the wraparound garden, allowing plenty of natural light to flow into the room and creating a lovely connection between the indoor and outdoor spaces.

There is also potential to add a conservatory to the rear, subject to the necessary consents, providing an exciting opportunity for future owners to further enhance and extend the living accommodation.

Upstairs, the property offers two generous double bedrooms alongside a versatile third bedroom, currently being utilised as a dressing room. Each of the bedrooms benefits from attractive views across the surrounding countryside, providing a peaceful outlook and a wonderful sense of space.

The bedrooms offer excellent versatility for family living, guests, a home office or dressing room, depending on individual requirements.

Completing the first floor is the recently refurbished family bathroom, which has been finished in a fresh and contemporary style with modern fixtures and fittings, creating a bright and stylish space.

One of the property's particularly appealing features is the generous amount of outside space. To the front, a large private driveway provides ample off-road parking and convenient access to the property and garage.

The home is further complemented by a substantial fully enclosed wraparound garden, offering an excellent space for families, children and pets, as well as providing plenty of room for outdoor entertaining and relaxing.

The surrounding area is renowned for its beautiful countryside, scenic walks and stunning coastline, with a number of popular beaches and coastal destinations within easy reach. St Teath itself provides a strong sense of community and a range of local amenities, making this an attractive location for those looking to enjoy the Cornish lifestyle while remaining well connected to nearby towns and the coast.

Changing Lifestyles

St Teath is a friendly and sought-after village situated in North Cornwall, approximately three miles southwest of Camelford and around seven miles northeast of Wadebridge. Set on the fringes of Bodmin Moor and conveniently positioned between the popular coastal destinations of Port Isaac and Camelford, the village offers an appealing combination of countryside living and easy access to the North Cornwall coast.



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 area¹⁾

895 ft²

83.1 m²

Reduced headroom

12 ft²

1.1 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



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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.