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*Changing Lifestyles*

# Warren Cottage

## St Tudy

### PL30 3ND



BRITISH  
PROPERTY  
AWARDS

2025

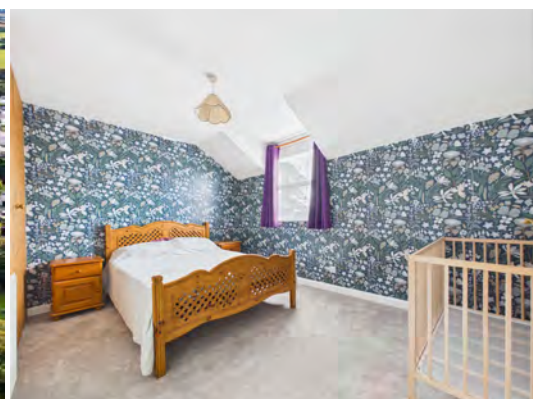
★★★★★

**GOLD WINNER**

ESTATE AGENT IN  
WADEBRIDGE & ROCK



## Guide Price - £450,000



Changing Lifestyles

01208 814055

# Warren Cottage, St Tudy, PL30 3ND



A rare opportunity to put your own stamp on a spacious detached family home, set within generous mature gardens in the heart of sought-after St Tudy.

- Detached Three-Bedroom Property
- Approximately 1,533 Sq Ft of Accommodation
- Impressive 23ft+ Living Room
- Bright living room with multi-fuel burner
- Kitchen/Diner Leading into Conservatory
- Generous Mature Gardens
- Gated Driveway with Ample Off-Road Parking
- Integral Garage
- Attractive Countryside & Garden Outlooks
- Highly Sought-After St Tudy Location
- Offered with No Forward Chain
- A Fantastic Opportunity to Put Your Own Stamp on a Long-Held Family Home
- Council Banding - D
- EPC - E



Set within a particularly sought-after position on Wadebridge Road, Warren Cottage is a substantial three-bedroom detached home coming to the market for the first time in approximately 35 years.

Offering around 1,533 sq ft of well-proportioned accommodation, the property has the space and versatility to make a wonderful long-term family home, complemented by mature gardens, generous parking and an attractive village-edge setting. Offered with no forward chain, this is a rare opportunity to secure an established home within the highly regarded village of St Tudy.

Step through the front door and you are welcomed into a spacious entrance hall, providing a practical introduction to the home and access to the principal ground-floor rooms. The main living room is immediately impressive, extending to over 23 ft in length and providing plenty of space for the whole family to relax. Characterful ceiling beams add warmth to the room, while the stone fireplace forms a natural focal point. Its generous proportions allow for multiple seating areas, with further space for dining furniture if desired, making this a particularly flexible room for both everyday living and entertaining.

Moving through the property, the kitchen/diner forms another important part of the home.

Offering plenty of room for cooking and dining, it enjoys a natural connection with the conservatory beyond. This additional reception space draws the garden into the house and provides a lovely spot for a morning coffee, reading or simply sitting back and enjoying the changing seasons.

Practicality has also been well considered on the ground floor, with a separate utility room providing useful additional space away from the main kitchen, alongside a convenient WC.

Heading upstairs, the first floor is arranged around three well-proportioned bedrooms. The principal bedroom provides a comfortable double room, while the remaining bedrooms offer excellent flexibility for children, visiting family, guests or those needing a dedicated home office. A family bathroom completes the first-floor accommodation. From this level, attractive views can be enjoyed across the established gardens and towards the surrounding greenery, adding to the property's peaceful village-edge feel.

Outside is where Warren Cottage really comes into its own. The property is approached through a gated entrance, with a generous driveway sweeping through the mature front garden and providing ample off-road parking before reaching the integral garage. Established trees, shrubs and lawn surround the approach, giving the house an appealing sense of privacy and separation from the road.

To the rear, the garden becomes more private and enclosed, with an abundance of mature planting, flowering shrubs and established borders creating plenty of interest throughout the year. There are lawned areas with ample room for children to play, outdoor dining and entertaining, while useful garden sheds provide additional storage. Glimpses towards the surrounding countryside beyond further enhance the feeling of space and greenery.

With three bedrooms, generous living accommodation, an integral garage, ample driveway parking and mature gardens, Warren Cottage offers an increasingly rare combination of space and setting. Add in oil-fired heating, private drainage and the benefit of no forward chain, and this is a home with enormous potential for its next owners to settle in and make their own.



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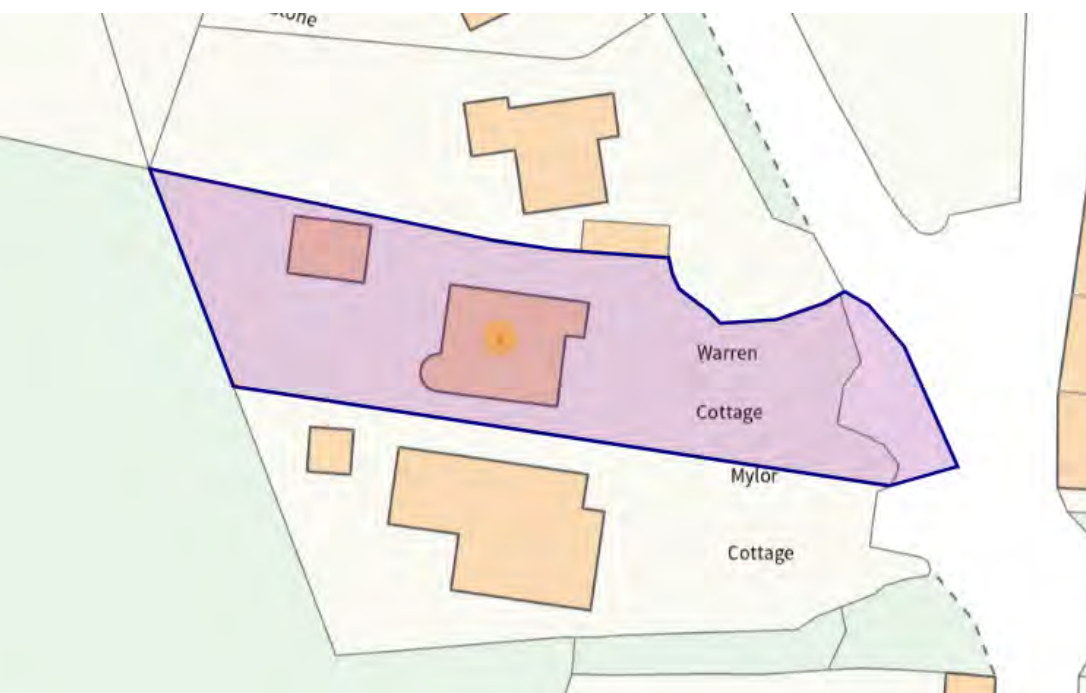
Nestled in the heart of North Cornwall, St Tudy is a picturesque and tranquil village steeped in rural charm and centuries of history. Surrounded by rolling farmland, wooded valleys, and winding country lanes, the village offers a peaceful escape while remaining within easy reach of Cornwall's dramatic coastline and rugged moorland.

Located just a few miles northeast of Bodmin Moor and around six miles from the popular town of Wadebridge, St Tudy enjoys a prime central position. This makes it an ideal base for exploring both the north coast beaches—including Polzeath, Rock, and Port Isaac—as well as the wild beauty of the moor. The Camel Trail, a much-loved cycling and walking route, is also close by.

At the heart of the village stands the historic St Tudy Parish Church, dedicated to St Tudius and dating back to the 15th century. The village is home to a number of well-regarded amenities including a primary school, a welcoming village hall, and an award-winning community-run shop and Post Office—a true hub for local life. The popular St Tudy Inn, a traditional pub known for its food and atmosphere, further adds to the charm.

Despite its peaceful, rural setting, St Tudy is well-connected via a network of minor roads and has easy access to the A39, one of Cornwall's key routes.

Whether you're drawn by the serene countryside, rich local heritage, or the perfect balance between coast and moor, St Tudy offers a quintessential Cornish village lifestyle with enduring appeal.



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.

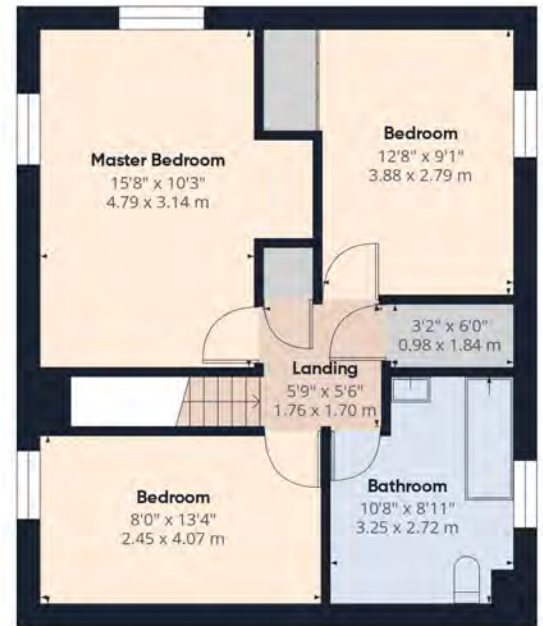
Virtual Tour:



# Changing Lifestyles



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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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.**

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