



Bond
Oxborough
Phillips

Changing Lifestyles

2 Churchtown Cottages

St Mabyn

PL30 3BA



BRITISH
PROPERTY
AWARDS

2023

★★★★★

GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Offers Over - £380,000



Changing Lifestyles

01208 814055

2 Churchtown Cottages, St Mabyn

Charming Two-Bedroom Cottage in the Heart of St Mabyn



- Impressive Semi Detached Cottage
- Two Bedrooms
- Family Bathroom
- Modern Kitchen
- Open Plan Living Area
- Private Rear Garden
- CHAIN FREE
- Popular Village Location
- EPC - F
- Council Banding- C



Nestled in the picturesque village of St Mabyn, this delightful two-bedroom cottage seamlessly blends character with contemporary living. Boasting a spacious open-plan living and dining area, complete with a log burner and charming period features, this home exudes warmth and charm. The modern kitchen on the ground floor provides a stylish and functional space for cooking and entertaining.

Upstairs, you'll find two generously sized double bedrooms and a well-appointed family bathroom, all finished to a high standard. The property's tasteful combination of traditional character and modern comforts makes it a truly inviting home.

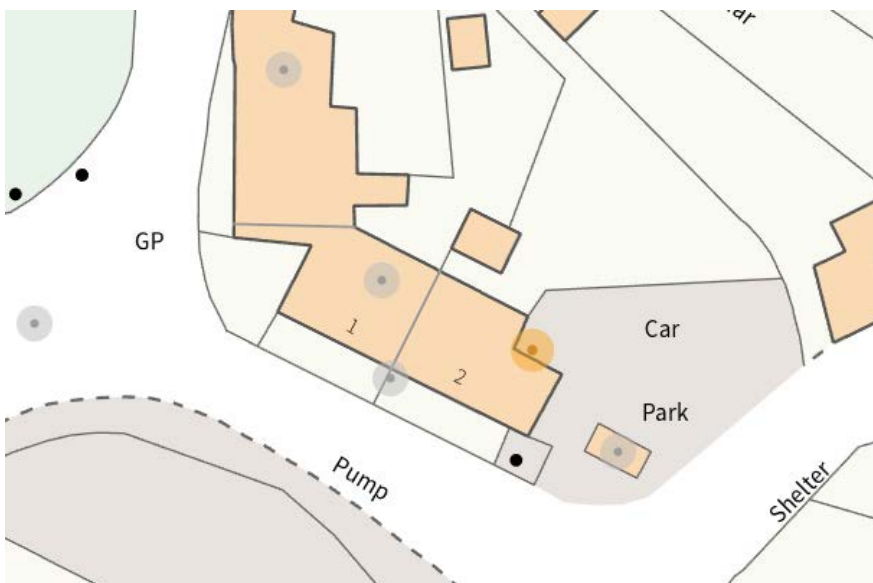


Externally, the cottage benefits from a good-sized private garden, offering a peaceful retreat in the heart of the village. Located just around the corner from the village green and moments from the popular local pub, this home is perfectly positioned to enjoy all that St Mabyn has to offer.

With Wadebridge and North Cornwall's stunning beaches just a short drive away, this property presents a fantastic opportunity for those looking for a charming village home or a successful holiday let investment.

Changing Lifestyles

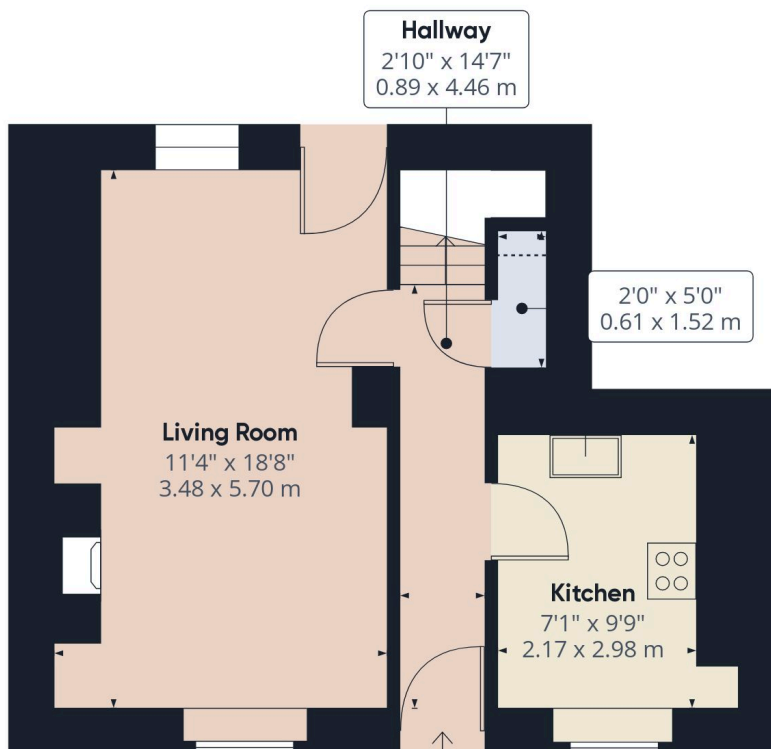
St Mabyn is a charming and sought-after village in the heart of North Cornwall, known for its picturesque surroundings, strong sense of community, and excellent local amenities. The village is home to a highly regarded pub, a well-stocked community shop, and a historic church, all adding to its traditional Cornish charm. Just a short drive from Wadebridge, St Mabyn offers easy access to a range of independent shops, cafés, and restaurants, as well as the stunning beaches and rugged coastline of North Cornwall. With its peaceful rural setting, friendly atmosphere, and convenient location, St Mabyn is a perfect place for those seeking a balance between countryside living and coastal adventures.



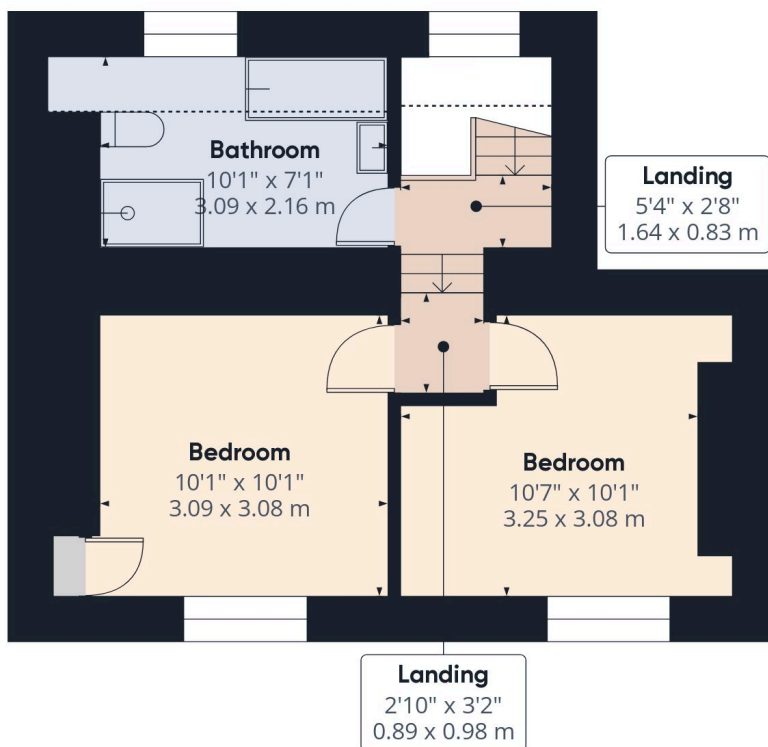
Please do not hesitate to contact
the team at
Bond Oxborough Phillips
Sales & Lettings on
01208 814055
for more information or to
arrange an accompanied viewing
on this property.

Scan here for
our Virtual Tour:





Floor 0



Floor 1

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.

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