



Bond
Oxborough
Phillips

Changing Lifestyles

Allberns,
St Breward,
PL30 4NX



BRITISH
PROPERTY
AWARDS

2023

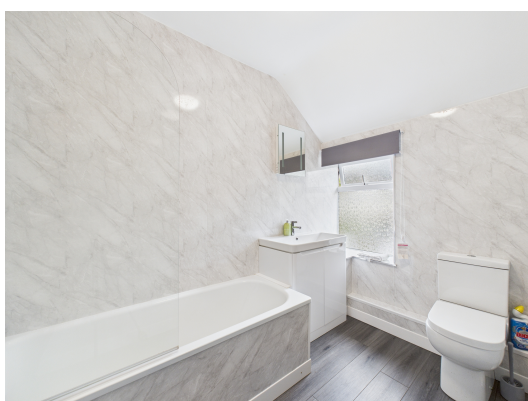
★★★★★

GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £299,000



Changing Lifestyles

01208 814055

Allberns, Higher Penquite, St Breward



Two bedroom terraced cottage located on the outskirts of St Breward offering character throughout, spacious gardens and parking.

- Impressive Terraced Cottage
- Two Bedrooms
- Family Bathroom
- Practical Utility Room
- Log Burner
- Spacious Gardens
- Off-Road Parking and Garage
- Popular Village Location
- Stunning Views Over St Breward
- EPC - TBC
- Council Banding- B



Tucked away in the peaceful Higher Penquite on the edge of the ever-popular village of St Breward, Allberns is a charming two-bedroom terraced character cottage offering a wonderful blend of period features and practical living space.

Upon entering the property, you're welcomed by a bright and airy extension currently serving as the dining room—an adaptable space that can be tailored to suit your needs. From here, step into the cosy living room, complete with an impressive fireplace and a log burner that creates a warm and inviting atmosphere. The accommodation continues with a generous kitchen, followed by a useful utility room offering access out to the rear.



Upstairs, the property boasts two well-proportioned double bedrooms and a family bathroom, ideal for a small family, couple or anyone seeking a peaceful retreat.

Externally, Allberns enjoys a private patio area perfect for soaking up the sunshine. Beyond this is the property's first area of garden, leading to a garage. Just a little further along is an additional garden space, complemented by two adjacent parking spaces.



Positioned within easy reach of the rugged beauty of Bodmin Moor and the heart of St Breward village, Allberns offers a rare opportunity to secure a charming home in a scenic and highly sought-after setting. Whether you're a first-time buyer, downsizer, investor or simply looking to embrace village life, this delightful cottage is not to be missed.

Changing Lifestyles

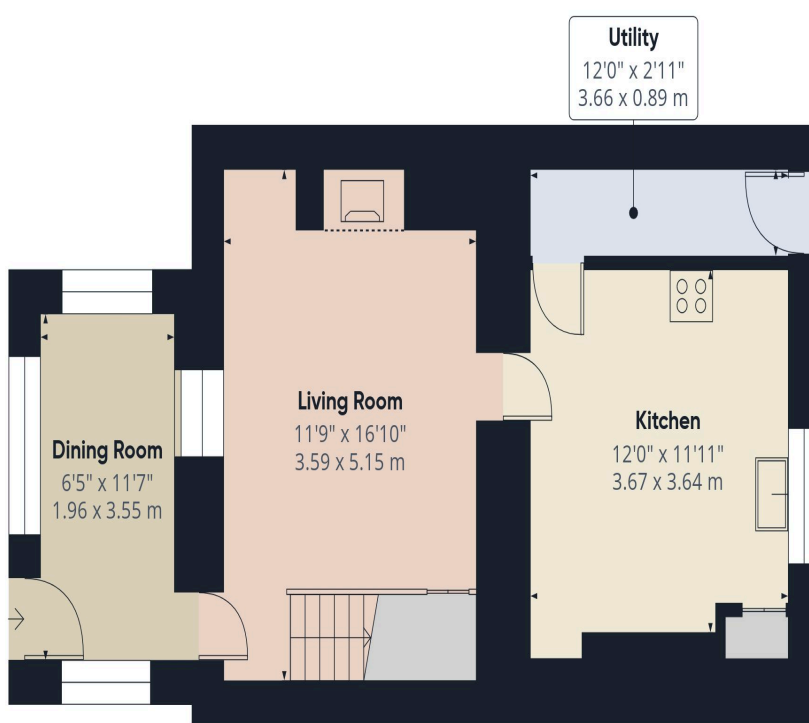
St Breward is a picturesque and thriving village nestled on the edge of Bodmin Moor, known for its strong sense of community, rich history, and stunning natural surroundings. As one of Cornwall's highest villages, it boasts breathtaking views over the moorland and beyond, offering a truly tranquil rural lifestyle. The village is home to a popular pub, a well-regarded primary school, a local shop, and a historic church, all contributing to its welcoming atmosphere. Outdoor enthusiasts are perfectly placed to explore the rugged beauty of Bodmin Moor, with countless walking, cycling, and riding routes right on the doorstep. Despite its peaceful setting, St Breward is within easy reach of nearby towns like Bodmin and Wadebridge, providing a perfect balance of seclusion and convenience.



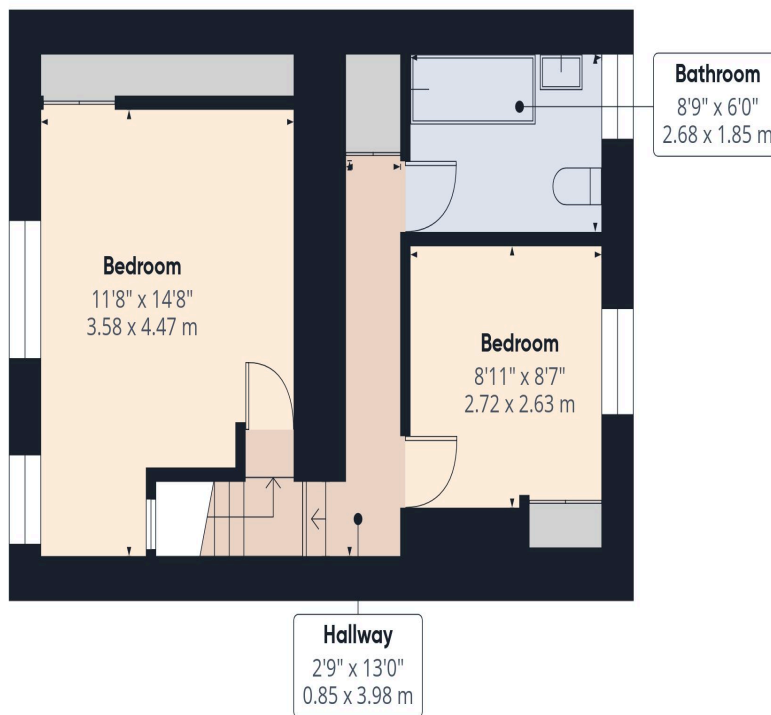
Please do not hesitate to contact
the team at
Bond Oxborough Phillips
Sales & Lettings on
01208 814055
for more information or to
arrange an accompanied viewing
on this property.

Scan here for
our Virtual Tour:





Floor 0



Floor 1

Approximate total areaⁿ

824 ft²

76.5 m²

Reduced headroom

8 ft²

0.8 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

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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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