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*Changing Lifestyles*

# Treguddle Cottage

## Treglasta

### PL15 8PY



BRITISH  
PROPERTY  
AWARDS

2023

★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN WADEBRIDGE  
& ROCK



## Guide Price - £450,000



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01208 814055



# Treguddle Cottage, Treglasta, PL15 8PY



## A Charming Grade II Listed Countryside Retreat with Exceptional Outside Space

- Grade II listed three-bedroom detached cottage
- Beautifully modernised while retaining character features
- Characterful dining room with wood-burning stove
- Large, mature garden with lawns, trees, and seating areas
- Private gated driveway with parking for multiple vehicles
- Spacious lounge extension with French doors to garden
- Ideal as a family home, rural retreat, or holiday let
- Surrounded by tranquil Cornish countryside
- Council Banding - C



Nestled in the heart of the Cornish countryside in the peaceful hamlet of Treglasta, Treguddle Cottage is a beautifully presented Grade II listed, three-bedroom detached cottage that blends timeless character with modern comforts.

Positioned on a generous and beautifully maintained plot, this home is truly special—offering not only charm and comfort inside but also outstanding outside space, perfect for those who value privacy, nature, and rural living.

Upon entry, you're welcomed into a handy porch, a practical space to shed coats and boots before stepping into the heart of the home. The modern galley kitchen is sleek and well-appointed with contemporary appliances and generous worktop space, ideal for day-to-day living and entertaining.

To the right, the dining room is full of character and warmth, featuring a wood-burning stove set within a striking slate fireplace—the perfect spot to enjoy family meals or host cosy gatherings. The lounge extension adds fantastic living space, with French doors opening out onto the garden and an exposed stone wall adding rustic charm. Flooded with natural light, this room connects beautifully to the outdoors. Also on the ground floor is a spacious double bedroom with its own private en-suite, ideal for guests or flexible family living.

Upstairs, two further well-proportioned double bedrooms can be found, each featuring exposed ceiling beams and a sense of history throughout. The master bedroom benefits from fitted wardrobes and room for further furnishings, while a light and airy landing connects the rooms and includes built-in storage. A modern family bathroom with walk-in shower, WC, and basin completes the first floor.

One of the real highlights of Treguddle Cottage is its expansive, private outside space, offering something truly special for buyers looking to enjoy life in the Cornish countryside. The property sits on a generous plot, with well-established gardens wrapping around the home, filled with mature trees, colourful shrubs, and lush lawns—a true haven for garden lovers, families, or those seeking a peaceful retreat.

Whether you're entertaining friends, enjoying a summer evening outdoors, or simply taking in the surroundings, the garden offers a sense of calm and space that's increasingly rare. There's ample room for outdoor dining, a dedicated seating area, and scope for further landscaping or hobby gardening.

A stone outbuilding offers convenient storage or workshop potential, and a chicken coop adds a lovely countryside touch. At the front of the property, a gated garden area provides additional privacy and charm, complete with a unique original Post Box—a nod to the property's history.

The home is accessed via a private gated driveway with parking for multiple vehicles, ensuring ease and security. The property enjoys a secluded, protected position—a true countryside escape, yet still within reach of local villages and amenities.





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Treglasta is a peaceful rural hamlet nestled in the rolling hills of North Cornwall, offering a true taste of countryside living while still being within easy reach of local amenities. Surrounded by open farmland, quiet lanes, and far-reaching views, it's the perfect setting for those seeking a slower pace of life, whether as a permanent home or a peaceful retreat.

Despite its rural feel, Treglasta is well connected. The nearby villages of Hallworthy and Altarnun offer local services, while the historic market town of Launceston is just a short drive away, providing a wider range of shops, supermarkets, and schools. For those looking to explore the coast, the stunning beaches and dramatic cliffs of North Cornwall – including Boscastle, Tintagel, and Bude – are all within easy reach.

Treglasta also benefits from excellent access to the A30, making it a convenient base for travel throughout Cornwall and into Devon. Whether you're looking for a peaceful place to settle or a characterful countryside escape, Treglasta offers the best of rural Cornish charm.



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.

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Floor 0 Building 1



Floor 1 Building 1



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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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