



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Littlestone  
St Breward  
PL30 4LN



BRITISH  
PROPERTY  
AWARDS

2023

★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN WADEBRIDGE  
& ROCK



**Guide Price - £290,000**



Changing Lifestyles

01208 814055



# Littlestone, St Breward, PL30 4LN



A charming Cornish cottage blending character, comfort, and countryside living in the heart of St Breward...

- Beautifully presented 3-bedroom terraced cottage in a sought-after Cornish village
- Cosy living room with a granite fireplace and large windows for natural light
- Modern fitted kitchen and space for a family dining table
- Three well-proportioned bedrooms
- Private rear garden with gravelled seating areas, garden shed, and oil tank
- Off-road parking to the rear, easily accessed from the road
- Situated in picturesque St Breward, close to village amenities and beautiful countryside walks
- Council Banding - B
- EPC - D



Set within the idyllic village of St Breward, this beautifully presented three-bedroom terraced cottage perfectly combines traditional charm with modern convenience. Thoughtfully designed and tastefully updated, it offers comfortable, light-filled living spaces ideal for families or those seeking a peaceful Cornish retreat.

Upon entering, you are welcomed by a spacious hallway with stairs rising to the first floor and access to the main ground floor rooms. To the right, the cosy living room features a striking granite fireplace, providing a warm focal point and a wonderful sense of character. Large windows allow plenty of natural light to fill the space, creating an inviting atmosphere throughout.

Flowing through from the living room, the open-plan kitchen and dining area offers an ideal layout for modern living. The kitchen is fitted with contemporary units, integrated appliances, and ample worktop space, with room for a family dining table. Off the kitchen, there's a useful storage cupboard, a downstairs W.C., and a practical cubby space by the back door with room for a washer and dryer, perfect for everyday convenience.

Upstairs, the home continues to impress with three well-proportioned bedrooms. To the right, a single bedroom with built-in wardrobe space makes an excellent child's room or home office. There's also a generous double bedroom featuring built-in storage neatly integrated into the wall. To the left, the spacious master bedroom enjoys large windows that flood the room with light, creating a serene and airy ambience. Completing the first floor is a modern family bathroom and an additional storage cupboard on the landing.

To the rear, the property boasts a large gravelled area leading to a private garden, perfect for relaxation or entertaining. A second gravelled section offers the ideal spot for outdoor dining, complemented by a garden shed for storage and an oil tank located within the garden. Beyond this, the property benefits from off-road parking, conveniently accessible from the main road.

Offering both charm and practicality, this delightful cottage captures the essence of village living in North Cornwall, with easy access to local amenities, scenic countryside walks, and the rugged beauty of Bodmin Moor just moments away.





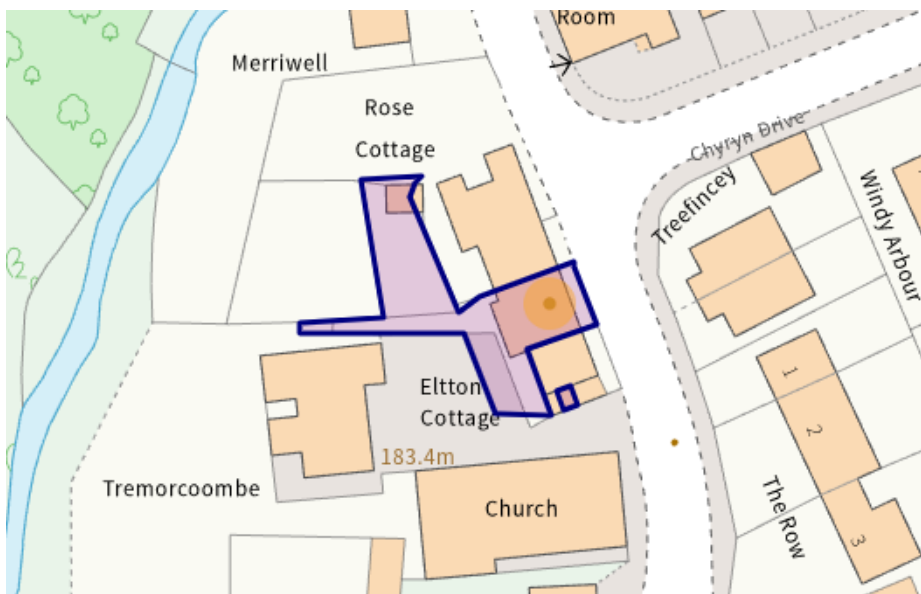
# Changing Lifestyles

Nestled on the northern edge of Bodmin Moor, St Breward is a picturesque and quintessentially Cornish village, offering a perfect blend of rural tranquility and community spirit. Surrounded by rolling countryside, dramatic moorland landscapes, and scenic walking and cycling trails, the village is ideal for nature enthusiasts and anyone seeking a peaceful lifestyle away from the hustle and bustle.

The village itself boasts a range of local amenities, including a village shop, post office, pub, and primary school, providing convenience for day-to-day life while maintaining its charming, rural character. Community events and local activities contribute to a warm, welcoming atmosphere that makes St Breward a friendly place to live.

St Breward also benefits from excellent access to the wider region. Bodmin, Wadebridge, and Camelford are all within easy reach, while the stunning north Cornwall coast with its sandy beaches, coves, and picturesque fishing villages is just a short drive away. The area is ideal for walkers, cyclists, and families, offering countless opportunities to enjoy the great outdoors, from moorland hikes to riverside strolls.

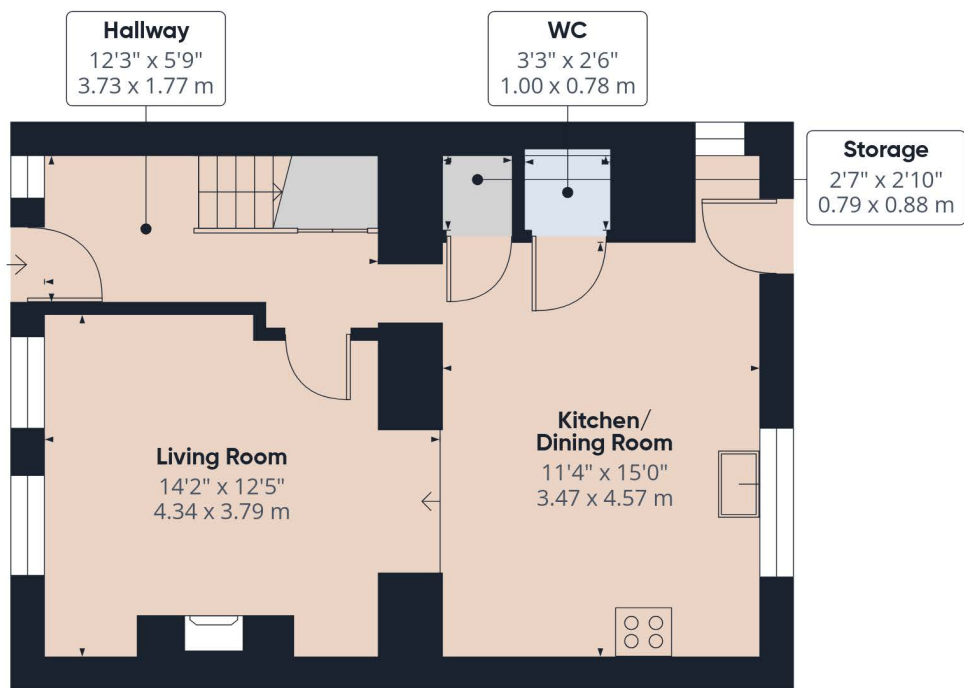
With its combination of breathtaking scenery, local amenities, and strong community spirit, St Breward is a highly desirable location for those looking for a peaceful, rural lifestyle without being completely removed from essential services and regional attractions.



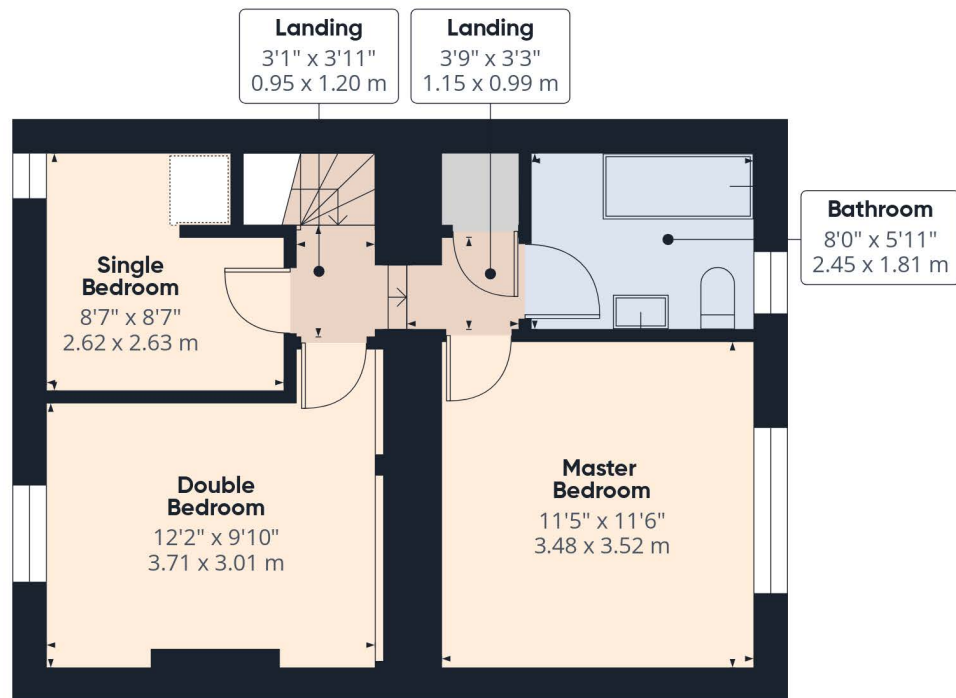
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the team at  
Bond Oxborough Phillips  
Sales & Lettings on  
**01208 814055**  
for more information or to  
arrange an accompanied viewing  
on this property.

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our Virtual Tour:





Floor 0



Floor 1

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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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