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Changing Lifestyles

Mabena Cottage

St Breward

PL30 4PP



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Guide Price - £375,000



Mabena Cottage, St Breward, PL30 4PP



A charming Grade II listed village cottage with beautiful gardens and private parking

- Exceedingly attractive stone-walled character cottage
- Partially Grade II listed with an array of original features
- Two generous double bedrooms
- Stunning open-plan sitting/dining room
- Impressive floor-to-ceiling stone fireplace with multi-fuel stove
- Pretty mature gardens with multiple secluded seating areas
- Private off-road parking for one vehicle
- Family bathroom with bath and overhead shower
- Situated in the heart of the popular village of St Breward
- Council Banding - C
- EPC - E



Step inside Mabena Cottage, an exceedingly attractive stone-walled character cottage nestled in the heart of the sought-after village of St Breward. This charming home, partially Grade II listed, perfectly blends period charm with modern comfort, offering two generous bedrooms, private off-road parking and beautiful front & rear gardens.

You are welcomed through a half-glazed front door into a charming entrance porch, where exposed beams and slate flooring immediately set the tone for the character found throughout the cottage. Double timber doors then open into the stunning open-plan sitting and dining room, the true heart of the home. Here a spectacular floor-to-ceiling stone fireplace with multi-fuel stove creates a cosy focal point, complemented by a vaulted ceiling with exposed beams, slate flagstone flooring and windows to both the front and rear that flood the room with natural light.

From the main living space stairs rise to the impressive master bedroom, a wonderful spacious double room featuring original exposed beams, slate flooring, a front-facing window and a built-in wardrobe creating a peaceful and characterful retreat.

A further staircase leads from the living area into a hallway providing access to the remainder of the accommodation. The well-appointed kitchen is fitted with a range of wall and base units with marble worktops, integrated microwave and electric oven, induction hob with extractor and space for additional appliances. All finished with slate flooring that continues the cottage's traditional charm.

Bedroom two is another comfortable double room and benefits from its own ensuite shower room complete with a waterfall shower, vanity wash hand basin and WC. Completing the interior is the family bathroom, featuring a panelled bath with overhead shower, vanity wash hand basin, WC, slate flooring and a useful airing cupboard.

Outside Mabena Cottage continues to impress. The property is approached via a gravelled driveway providing private parking for one vehicle. A gate opens into a delightful paved courtyard, enclosed by a beautiful Grade II listed stone wall complimented with colourful planting, a perfect spot to sit and unwind.

An alleyway leads to a further garden area with Astro turf and a decked seating space, currently enjoyed as a peaceful retreat and vegetable garden. To the rear of the cottage are two additional secluded seating areas positioned to capture the best of the sunshine, along with an Astro turf lawn bordered by charming cottage-style planting. A wooden gate offers convenient rear access to the road.

Set within the vibrant village of St Breward, with its renowned pub, village school and strong community spirit, and within easy reach of the Camel Trail, Wadebridge, Bodmin and excellent transport links, Mabena Cottage offers a truly idyllic countryside lifestyle.



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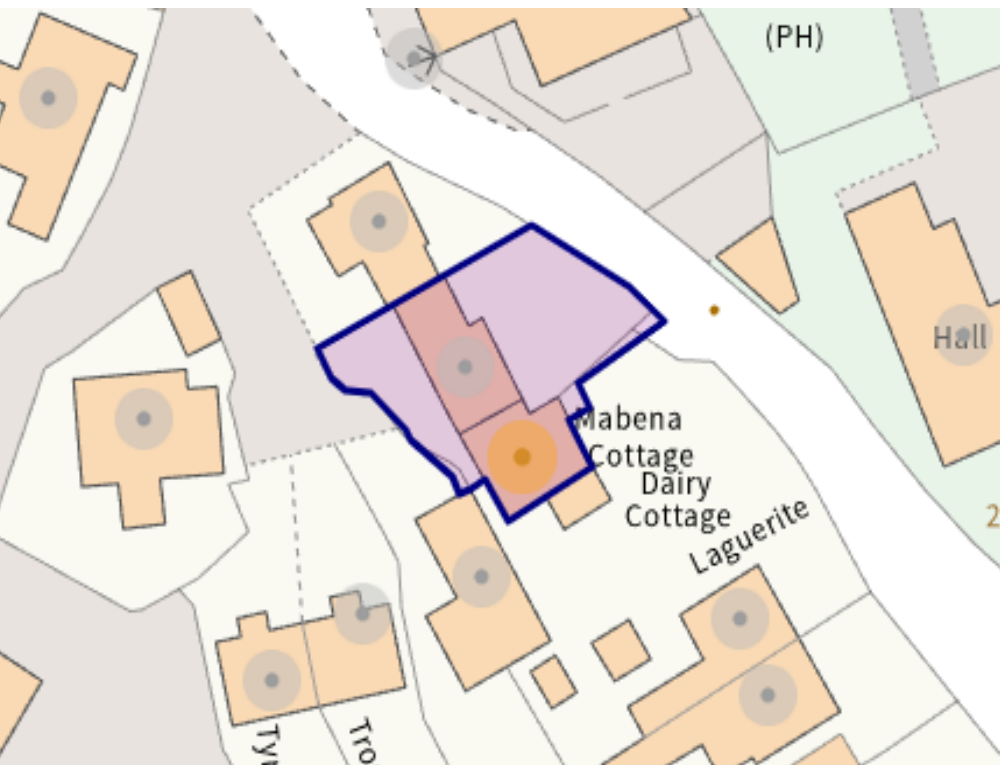
St Breward is a highly regarded and picturesque village located on the edge of Bodmin Moor in North Cornwall, offering an idyllic rural setting surrounded by unspoilt countryside and dramatic moorland scenery. Known for its strong sense of community and traditional Cornish character, the village provides a peaceful lifestyle while retaining excellent accessibility to nearby towns and transport links.

The village itself benefits from a well-known local pub, a historic church which is one of the highest in Cornwall, and a range of walking and riding routes that extend directly onto Bodmin Moor, making it particularly appealing to outdoor enthusiasts. The surrounding area is rich in natural beauty, with open landscapes, granite tors and panoramic views, all contributing to the village's enduring appeal.

Despite its tranquil setting, St Breward is conveniently positioned within easy reach of Wadebridge and Bodmin, where a wider range of shops, schools, services and transport connections can be found.

The A30 is also readily accessible, providing links to the rest of Cornwall and beyond, while the North Cornwall coast, including popular destinations such as Padstow and Rock, is within comfortable driving distance.

Combining a desirable rural lifestyle with accessibility and strong long-term appeal, St Breward is well suited to permanent residents, those seeking a countryside retreat, and buyers looking for a location with lasting value in one of North Cornwall's most scenic settings.

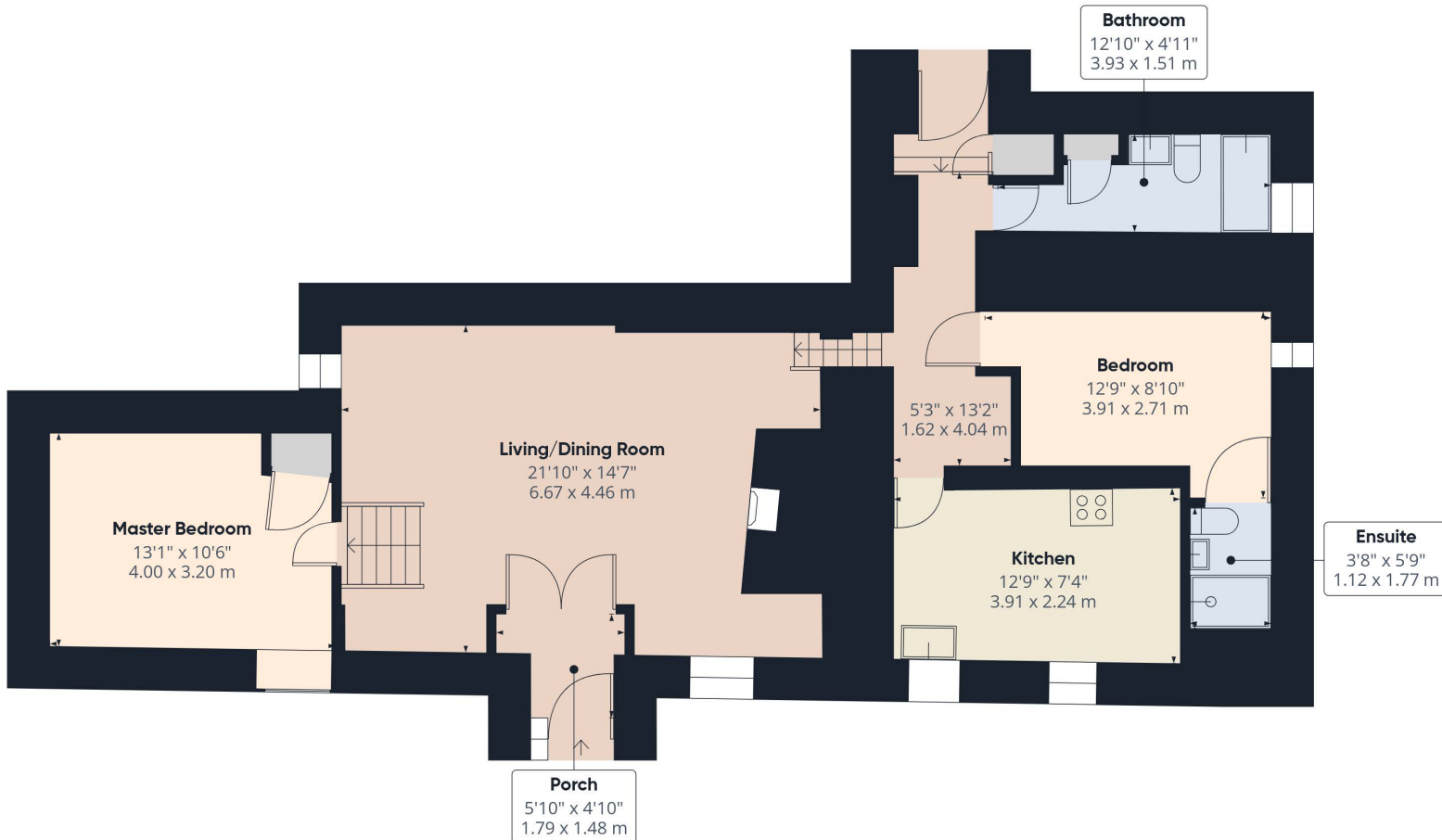


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