



Bond
Oxborough
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Changing Lifestyles

Hugus
St Breward
PL30 4PP



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Guide Price - £495,000



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01208 814055

Hugus, St Breward, PL30 4PP



Hugus - Historic Cornish Cottage with Period Charm and Modern Luxury

- Beautifully restored 300 year old detached Cornish cottage
- Situated in Churchtown, St Breward, a sought after moorland village
- Three double bedrooms including a master with private modern ensuite
- Traditional features throughout including sash windows, wooden shutters, granite fireplaces and wood burning stoves
- Separate living room with wood burning stove
- Open plan dining and kitchen with another wood burning stove, bespoke Duchy Design kitchen
- Bi fold doors from kitchen open onto south west facing patio
- Recently added utility and W.C. extension
- Front and rear gardens enclosed with traditional drystone walls
- Ideal as a family home, second home or luxury holiday let
- Council Banding - C
- EPC - G



Tucked away in the historic heart of Churchtown in St Breward, Hugus is a beautifully restored 300 year old detached cottage that effortlessly blends period charm with modern, luxurious touches. Set within one of North Cornwall's most sought after moorland villages, it offers the perfect balance of peaceful countryside living with easy access to the coast and surrounding towns.

Approaching the property, a traditional stable door opens into a welcoming porch, an ideal space to step out of muddy boots and outdoor coats after long walks across the moor. From here, you move into the central hallway where a staircase rises to the first floor, setting the tone for the home's warm and characterful layout.

Turning left, the separate living room provides a wonderfully cosy retreat. A wood burning stove sits within a striking granite fireplace, its natural stone tones adding texture and depth to the room. Soft wall lighting enhances the atmosphere, creating a calm and inviting space to unwind in the evenings.

Returning to the hallway and heading right, the home opens into the impressive open plan dining and kitchen space. The dining area, currently arranged as a second sitting room, is generously sized and features another wood burning stove set within a beautiful granite fireplace, continuing the home's heritage character. Modern LED downlights provide a subtle contemporary contrast, while a sash window with wooden shutters draws in natural light.

Flowing seamlessly through to the kitchen, the bespoke Duchy Design installation forms the heart of the home. A central island with Belfast sink and breakfast bar anchors the space, while integrated appliances include a fridge freezer, dishwasher and Smeg cooker, alongside space and plumbing for a washing machine. Bi fold doors open out to the south west facing patio, where far reaching Cornish countryside views create the perfect backdrop for alfresco dining and summer entertaining.

Beyond the kitchen lies a thoughtfully added utility and W.C. extension, enhancing the home's practicality. This airy space benefits from modern LED lighting and a stable side door providing additional garden access. The adjoining cloakroom features a contemporary vanity unit with storage and basin, W.C. and heated towel rail, completing the ground floor with both style and functionality.

Upstairs, three bedrooms are arranged off the landing, each featuring matching sash windows with wooden shutters that continue the home's elegant finish. The principal bedroom enjoys the added benefit of a private modern ensuite with W.C. and basin.

The first floor is completed by a luxurious family bathroom fitted with a bath and shower unit, basin, W.C. and heated towel rail. Multi aspect windows allow light to pour in, creating a bright and tranquil space.

Outside, a gate opens into the enclosed front garden, bordered by traditional drystone walls and planting. A gravel pathway leads to the entrance and continues around to the rear. The south west facing garden provides a sheltered patio area directly off the kitchen, ideal for entertaining while enjoying the surrounding countryside views. The garden also includes an outbuilding with potential for conversion subject to the necessary permissions and recently installed sheds providing useful storage.

Hugus is a rare example of a historic Cornish cottage that has been carefully restored to retain its character while embracing modern comfort, offering a truly special home in a sought after village setting.



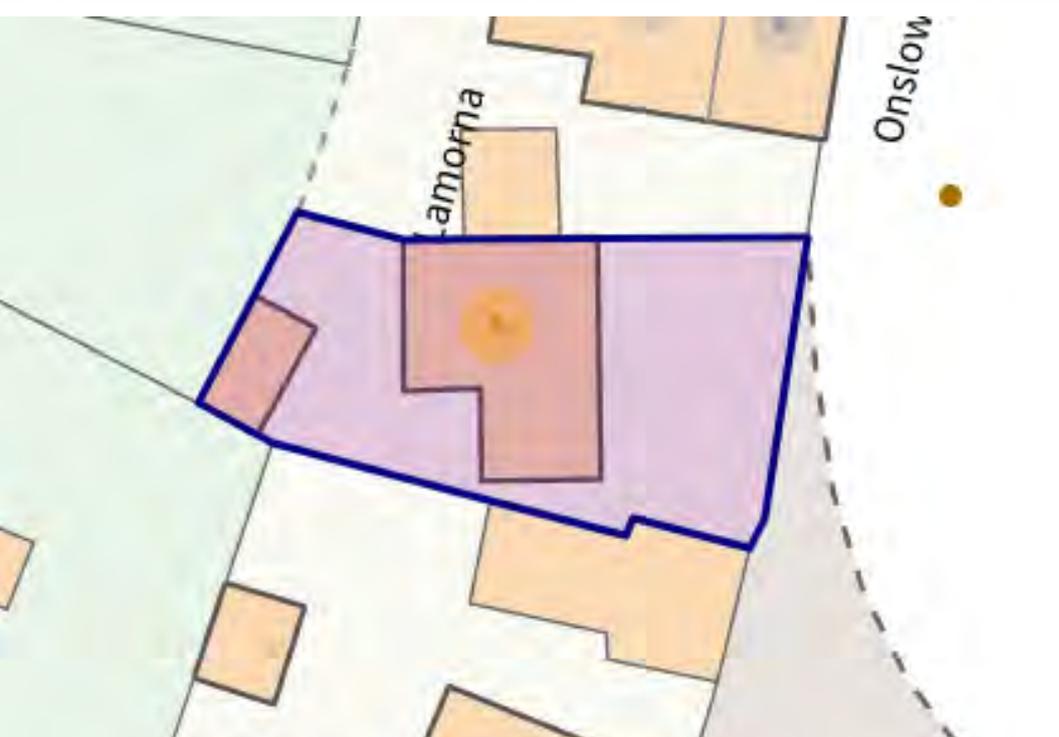
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Churchtown in St Breward is a charming and historic moorland hamlet set on the western edge of Bodmin Moor, known for its strong sense of community, traditional granite buildings, and beautifully unspoilt surroundings. At its heart sits the village church, one of the largest on Bodmin Moor, creating a picturesque focal point alongside the open green and surrounding cottages.

A particular highlight of Churchtown is its proximity to The Old Inn, a well-regarded and characterful village pub just a short stroll away. Popular with both locals and visitors, it offers a warm, welcoming atmosphere, locally sourced food, and a social hub for the community, perfect for relaxed evenings or Sunday lunches without needing to travel far.

Despite its peaceful, rural feel, St Breward provides everyday essentials including a village shop, primary school and village hall, while the larger towns of Wadebridge, Bodmin and Camelford are all within convenient driving distance. The surrounding moorland offers miles of scenic walking, cycling and riding routes right from the doorstep, while the North Cornish coast, with beaches such as Polzeath, Daymer Bay and Trebarwith Strand can be reached in around 20–30 minutes.

Churchtown in St Breward therefore combines the best of Cornish village life: a tranquil moorland setting, a strong local community, and the added benefit of a traditional pub at its centre, making it an especially appealing location for those seeking a slower pace of life surrounded by natural beauty.



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Floor 0



Floor 1

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