



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

18 Gardeners Way, St Issey,  
PL27 7RN



BRITISH  
PROPERTY  
AWARDS

2025



**GOLD WINNER**

ESTATE AGENT IN  
WADEBRIDGE & ROCK



**Guide Price - £250,000**



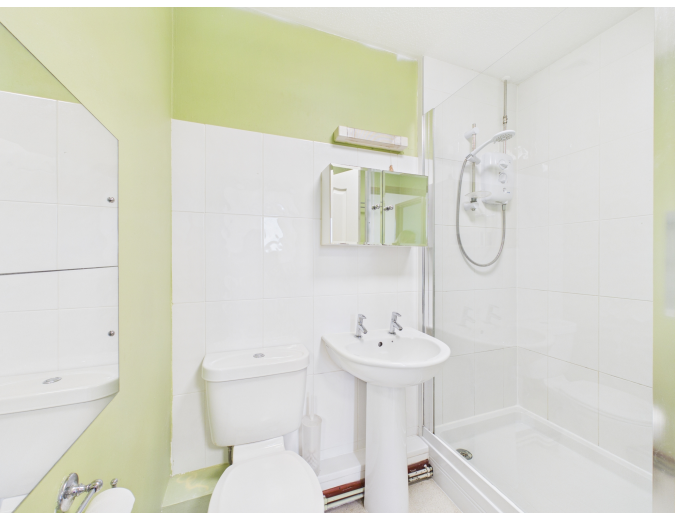
Changing Lifestyles

01208 814055

# 18 Gardeners Way, St Issey



- Chain-free two-bedroom village home in St Issey, Cornwall
- Bright, well-proportioned open-plan living and dining space
- Brand new, unused modern kitchen with garden access
- Two spacious double bedrooms with plenty of natural light
- Generous rear garden with potential for outdoor living and extension (STPP)
- Driveway parking for up to three vehicles
- Private garage offering storage, workshop space, or flexible use
- Close to the popular Ring O' Bells pub and historic parish church
- Easy access to the Camel Trail for walking and cycling along the River Camel
- Conveniently located near Padstow, Wadebridge, and the North Cornwall coastline



Tucked away in the charming village of St Issey, just moments from the vibrant harbour town of Padstow and the spectacular North Cornwall coastline, this beautifully presented, chain-free home offers an exceptional opportunity to enjoy relaxed village living with everyday convenience close at hand.

Combining bright, well-proportioned interiors with a generous garden to the front and rear of the property. Offering exciting potential to extend (subject to planning permission), this is a home that effortlessly balances comfort today with possibilities for tomorrow.

Step inside and you are greeted by a wonderfully light and airy open-plan living and dining space, a sociable, versatile room designed for both quiet evenings and entertaining alike.

Flowing seamlessly from this space is the brand new kitchen, unused and ready for its very first owner. Modern, fresh and full of potential, it opens directly onto the garden, creating an easy connection between indoor and outdoor living.

Upstairs, two spacious double bedrooms offer calm and comfortable retreats. Both rooms enjoy plenty of natural light and generous proportions, also built in storage. Providing flexibility for bedroom furniture or even a home working space.

The rear garden is a true highlight, beautifully sized and full of possibility. Whether you imagine summer dining, family gatherings, gardening projects or simply relaxing in peaceful surroundings, this outdoor space provides the perfect setting.

Rare for such a desirable village location, the property benefits from driveway parking for up to three vehicles, along with a private garage offering secure storage, workshop space, or further flexibility.

St Issey is a quintessential Cornish village, known for its welcoming community atmosphere and beautiful countryside surroundings. At its heart sits the popular Ring O' Bells pub and a historic parish church, giving the village a timeless charm.

For those who enjoy the outdoors, the renowned Camel Trail offers scenic walking and cycling routes along the River Camel, linking you to Wadebridge and Padstow. Meanwhile, the nearby town of Wadebridge provides an excellent range of shops, supermarkets and schools, ensuring practicality matches the picturesque setting. The local bus route is a short walk from the property. St Issey Village Hall, Primary School and local restaurants are also just around the corner, giving a true sense of community in the area.

Agents Note - The property is for residential use only and is not permitted for holiday letting.

\* Section 106 Restriction \*

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Nestled in the beautiful North Cornwall countryside, the charming village of St Issey offers a peaceful rural setting while remaining conveniently close to the vibrant harbour town of Padstow. Known for its picturesque surroundings and strong sense of community, St Issey enjoys a wonderfully tranquil atmosphere, with scenic country lanes, traditional Cornish cottages and rolling farmland all around.

Despite its idyllic village feel, everyday amenities and a fantastic selection of shops, cafés and restaurants are just a short drive away in Padstow, famous for its working harbour and renowned food scene. The stunning beaches and dramatic coastline of North Cornwall, including those along the beautiful Camel Estuary and the popular surf beaches around Newquay, are also within easy reach.

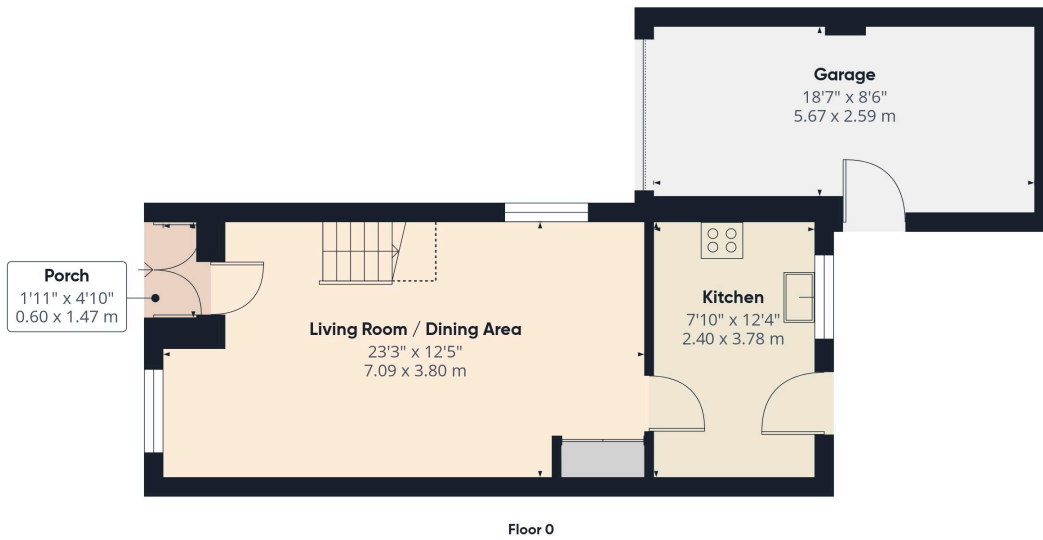
For those who enjoy the outdoors, the area offers an abundance of scenic walks, cycling routes and coastal adventures, while the nearby Camel Trail provides a popular traffic-free route for walking and cycling between Padstow, Wadebridge and Bodmin.

Combining the charm of village living with excellent access to Cornwall's most loved coastal destinations, St Issey is a truly special place to call home.



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.

# Changing Lifestyles

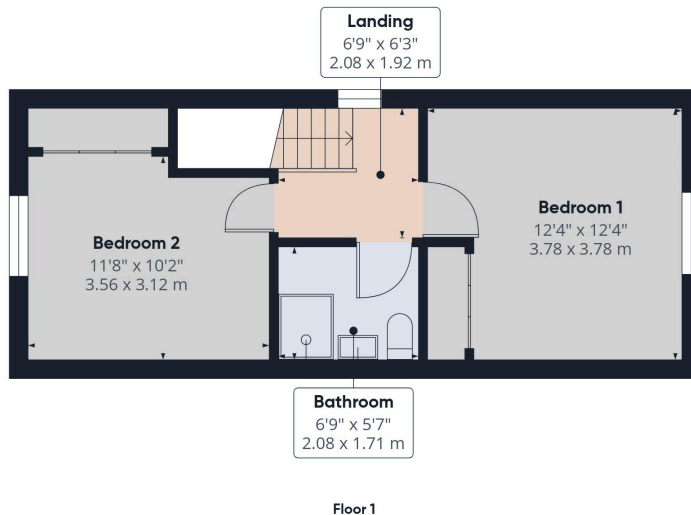


Approximate total area<sup>(1)</sup>

904 ft<sup>2</sup>  
83.9 m<sup>2</sup>

Reduced headroom

9 ft<sup>2</sup>  
0.9 m<sup>2</sup>



(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

## Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01208 814055 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose.

References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.