



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

# Badger Cottage

## St Teath

### PL30 3JA



BRITISH  
PROPERTY  
AWARDS

2025

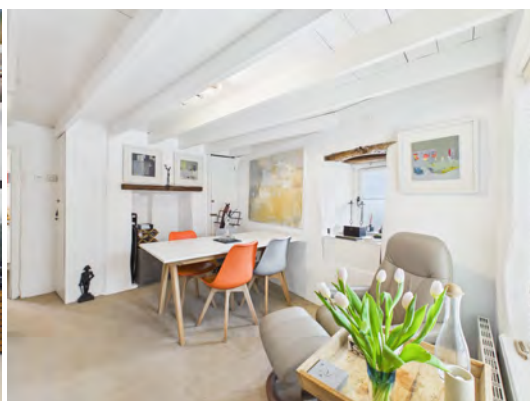


**GOLD WINNER**

ESTATE AGENT IN  
WADEBRIDGE & ROCK



## Guide Price - £290,000



Changing Lifestyles

01208 814055

# Badger Cottage, St Teath, PL30 3JA



## Charming Traditional Cottage in the Heart of St Teath with Character Features and Low-Maintenance Garden

- Traditional Cornish cottage full of character in the heart of St Teath
- Open-plan living/dining area
- Trendy kitchen with modern appliances
- Stable door from kitchen provides access to the side of the property
- Two double bedrooms, one single bedroom, and family bathroom
- Enclosed, walled rear garden mainly laid to patio for low maintenance
- Block-built garden store with light and electricity
- 2 double bedrooms & 1 single bedroom/office
- Located in the peaceful and sought-after village of St Teath
- Council Banding - B
- EPC - E



A rare opportunity to acquire this picturesque cottage in the heart of the popular village of St Teath. Full of character and charm, this traditional home offers flexible living, perfect for families or those seeking a cozy Cornish retreat.

Stepping through the front door, you are immediately greeted by the cottage's character with exposed beamed ceilings and a feature stone fireplace housing a woodburning stove, ideal for those cosy evenings. The open-plan living/dining area is naturally divided by an exposed staircase, with useful storage space underneath, allowing the living and dining areas to feel distinct yet connected. Windows to the front and side fill the space with light, creating a warm and inviting atmosphere.

Leading through, the kitchen continues the traditional charm with exposed beams and a range of wall and base units topped with wood work surfaces. The kitchen is fitted with a Belfast sink, built-in electric oven and hob, and has space for appliances including a fridge, slimline dishwasher, washing machine, and tumble dryer. A stable door provides access to the side of the property, making it practical for everyday use.

Upstairs, the accommodation comprises two double bedrooms – the main bedroom features built-in wardrobes, along with a single bedroom and a family bathroom. The layout is well-considered, offering flexibility and comfort for modern living while maintaining the cottage's traditional appeal.

Externally, Badger Cottage benefits from an enclosed, walled rear garden that is mainly laid to patio for low maintenance. The garden also houses the oil tank and a useful block-built store with light and electricity. A gated side area provides space for bins and recycling, with a neighbour retaining a right of way for access. While the property doesn't come with allocated parking, the current owner uses a space opposite the cottage, and additional parking is available just around the corner in the village square.

Badger Cottage is a truly charming home that combines traditional features with practical living, a property not to be missed.



# Changing Lifestyles

St Teath is a charming and historic village situated in North Cornwall, offering the perfect blend of rural tranquillity and village convenience. The village is well-served with local amenities including a primary school, church, village shop, post office, and a public house, providing everything needed for daily life within easy reach.

Set amidst picturesque countryside, St Teath is surrounded by rolling fields and scenic walking routes, ideal for those who enjoy the outdoors. The village is also conveniently positioned for exploring the North Cornish coast, with nearby towns such as Delabole, Tintagel, and Port Isaac all within a short drive, offering stunning beaches, coastal walks, and popular tourist attractions.

For commuting, St Teath benefits from good road links via the A39 and A30, providing access to larger towns and the wider Cornish region. The combination of village charm, countryside beauty, and coastal proximity makes St Teath an appealing location for families, professionals, or anyone looking for a quintessential North Cornish lifestyle.

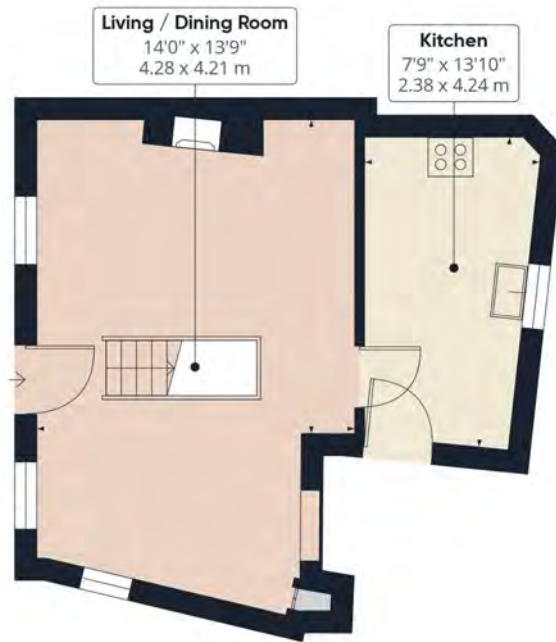


Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

Virtual Tour:



# Changing Lifestyles



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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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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