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Changing Lifestyles

Jonnita
St Teath
PL30 3JX



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Guide Price - £400,000



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01208 814055

Jonnita, St Teath, PL30 3JX



Jonnita – A spacious, individual village home with gardens, versatility and endless potential

- Individually designed detached dormer bungalow in the heart of St Teath
- Over 2,400 sq ft of spacious and versatile accommodation
- Three double bedrooms and three bathrooms
- Principal bedroom with en-suite and eaves storage
- Bright conservatory overlooking the gardens
- Wrap-around gardens with patios, summerhouse, greenhouse and sheds
- Exciting potential for further accommodation (subject to consents)
- Walking distance to village amenities including pub, café and school
- Easy access to Wadebridge, Port Isaac and the North Cornwall coast
- Council Banding - D
- EPC - E



Set within the heart of the sought-after North Cornwall village of St Teath, Jonnita is an individually designed detached dormer bungalow offering over 2,400 sq ft of versatile and beautifully proportioned accommodation.

Constructed in 1999, the property combines generous living spaces with wrap-around gardens, ample private parking and a peaceful village setting, all within easy reach of the North Cornwall coastline. With no onward chain, three double bedrooms, three bathrooms and exciting potential for further enhancement, Jonnita presents a rare opportunity to acquire a substantial home in one of the area's most desirable communities.

Entering through the enclosed porch, you are welcomed into a spacious entrance hall that immediately sets the tone for the light and airy accommodation throughout. The ground floor has been thoughtfully arranged to provide both practicality and flexibility, making the property equally suited to family living or multi-generational occupation. At the heart of the home lies the generous kitchen/dining room, fitted with a range of wall and base units alongside a central island, creating a sociable and functional space for everyday living and entertaining alike. Integrated appliances include an eye-level double oven and electric hob, with ample room for a large dining table and freestanding appliances. Adjoining the kitchen is a separate utility room offering further storage and direct access to the rear garden.

The triple-aspect sitting room is a particularly impressive space, filled with natural light and centred around a striking stone fireplace with multi-fuel stove, creating a warm and inviting focal point. Sliding doors lead seamlessly into the conservatory, which enjoys lovely views across the gardens and provides an additional reception area ideal for relaxing throughout the seasons. Also located on the ground floor are two comfortable double bedrooms, one benefitting from built-in wardrobes, alongside a well-appointed family bathroom and cloakroom. The integral garage, complete with light and power, offers further convenience with both internal and external access.

Stairs rise to the first floor where the spacious principal bedroom enjoys a private and peaceful feel, complete with built-in wardrobes, useful eaves storage and an en-suite shower room. A substantial attic area provides excellent additional storage and offers exciting potential to create further accommodation, subject to any necessary consents.

Outside, Jonnita continues to impress. A gated tarmac driveway provides ample parking for several vehicles and leads to the integral garage. The gardens wrap around the property and are predominantly laid to lawn, beautifully interspersed with mature shrubs and trees that create both privacy and colour throughout the year. Two generous patio areas provide ideal spaces for outdoor dining and entertaining, while a range of useful outbuildings, including a summerhouse, greenhouse and garden sheds, enhance the property's appeal for keen gardeners and hobbyists alike.

Perfectly positioned within walking distance of the village pub, café, church and primary school, Jonnita offers the charm of village living combined with excellent access to Wadebridge, Port Isaac and the wider North Cornwall coastline. Spacious, versatile and full of potential, this distinctive home presents an exceptional lifestyle opportunity in a highly desirable Cornish village setting.



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St Teath is a picturesque village and civil parish in North Cornwall, situated a few miles south-west of Camelford and within easy reach of the Atlantic coast. Surrounded by rolling farmland and close to the dramatic landscapes of Bodmin Moor, the village has a distinctly traditional Cornish atmosphere, with stone cottages, narrow lanes, and a strong sense of local community.

At the heart of the village is an attractive square featuring a granite clock tower and the historic parish church of St Tetha, from which the village takes its name. The church has Norman origins and contains several notable medieval features, including an ancient Celtic cross. St Teath developed over centuries as a farming community, and agriculture still plays an important role in the surrounding area today.

Despite its rural setting, the village offers a range of amenities, including a primary school, village shop, post office, pub, café, and community hall. Local events and traditions remain an important part of village life, helping preserve its close-knit character. St Teath is also well placed for exploring North Cornwall's coastline, with popular destinations such as Port Isaac, Tintagel, and Polzeath nearby.

The surrounding countryside is ideal for walking, cycling, and outdoor activities, offering panoramic views across moorland and coastal scenery. Its combination of historic charm, quiet rural life, and access to Cornwall's natural attractions makes St Teath a distinctive and appealing village in the region.



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.

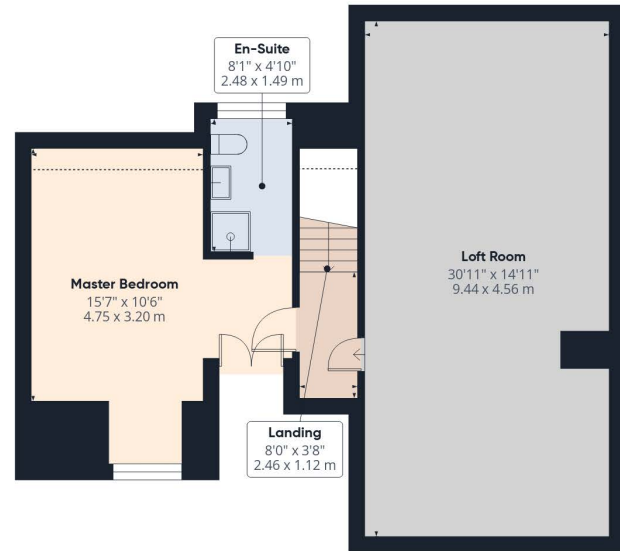
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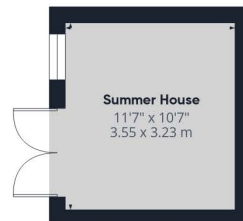
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Floor 0 Building 1



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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