



Bond
Oxborough
Phillips

Changing Lifestyles

Michaels Cottage

St Tudy

PL30 3NH



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Starting Bid - £220,000



Changing Lifestyles

01208 814055

Michaels Cottage, St Tudy, PL30 3NH



Set in the heart of St Tudy sits a fabulous Three bedroom detached home, with generous living space throughout..

- Impressive Detached Home
- Grade 2 Listed
- Great Village Location
- Cosy Dining/Living Space
- Downstairs W/C
- Current Live Planning Permission for Rear Extension
- Large Private Rear Garden
- Off-Road Parking
- Rear Patio Space
- Stunning Sash Windows
- Council Banding - tbc



Welcome to Michaels Cottage, a charming Grade II listed cottage located in the heart of St Tudy. This delightful property boasts three bedrooms and a large rear garden, making it the perfect family home with a blend of historic character and modern conveniences.

Upon entry, you are welcomed into a characterful kitchen, setting a warm and inviting tone. Adjacent to the kitchen is a convenient downstairs W/C. The designated dining space, featuring stunning ceiling beams, provides a cosy atmosphere ideal for family evenings. The living space is a highlight of the cottage, featuring a beautiful fireplace that creates a perfect setting for chilly evenings. Imagine nestling in this room with the fire roaring, creating a cozy and inviting ambience.

Upstairs, the cottage offers three well-proportioned bedrooms, providing excellent accommodation options for any family. Each room is filled with natural light and maintains the cottage's charming character.

Externally, Michaels Cottage is situated on approximately a quarter of an acre. The mature garden is perfect for green-fingered individuals, while the patio space encourages outdoor dining and relaxation. Being located in the heart of St Tudy, local amenities such as the village shop, pub, and community events are just a stone's throw away, enhancing the convenience and appeal of this wonderful property.

The current live planning permission for Michaels Cottage includes an exciting opportunity for a significant rear extension off the existing building. This approved extension is designed to enhance the property with a spacious new kitchen, a dining area, and an additional downstairs toilet.

This planning permission offers a wonderful chance to expand and personalise Michaels Cottage, allowing future owners to tailor the extension to their unique tastes and needs. For more details and to explore the possibilities of this extension, please contact the agent.

Overall Michaels Cottage combines historic charm with future modern potential, offering a unique and cosy home in a picturesque village setting.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Changing Lifestyles

St Tudy is a charming village in North Cornwall, known for its scenic countryside and historic character. Nestled among rolling hills, it offers a peaceful escape with convenient access to the stunning North Cornwall coast and beaches.

The village features a 13th-century church, quaint cottages, and a welcoming community. Local amenities include The St Tudy Inn, a popular pub known for its local cuisine. Outdoor enthusiasts will enjoy the nearby Bodmin Moor for hiking and the Camel Trail for cycling.

St Tudy's location is perfect for exploring Cornwall. The picturesque fishing village of Port Isaac and the bustling town of Wadebridge, with its shops and cafes, are both a short drive away. The village is also served by a highly regarded primary school, making it ideal for families.

In essence, St Tudy offers the best of rural Cornish life, combining historic charm, beautiful landscapes, and a strong sense of community.



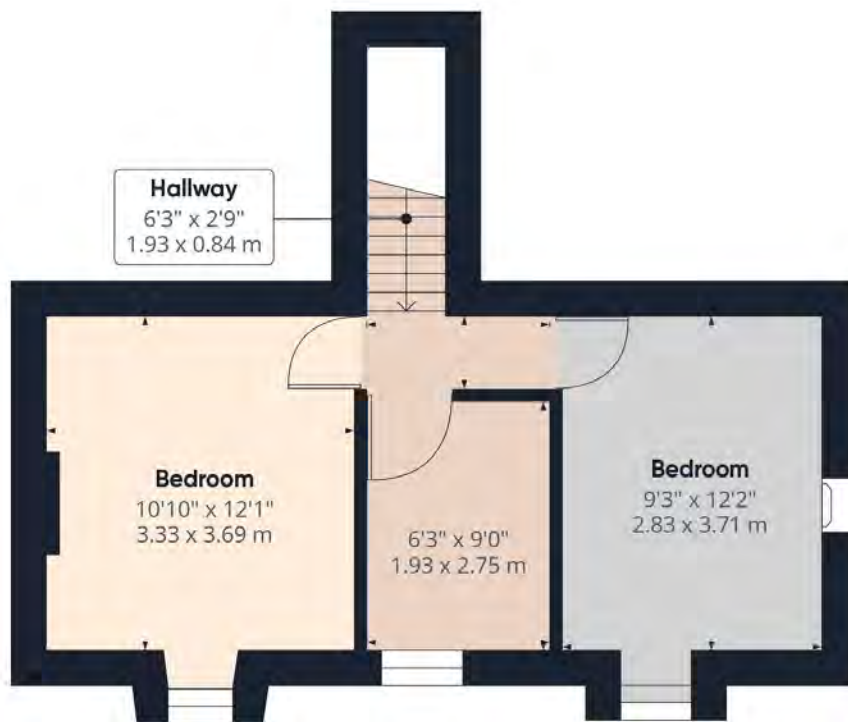
Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

Scan here for our Virtual Tour:





Floor 0



Floor 1

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.

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.