



Treleaven



Bodmin 7.3 miles - Wadebridge 9.4 miles -
Port Isaac 9.6 miles

An impeccably presented three
bedroom character cottage in the
popular moorland village of St
Breward.

- Three Bedroom Cottage
- Character Features
- Cabin/Home Office
- Countryside Views
- Detached Garage/Workshop
- Detached Barn
- Private Parking
- Generous Gardens
- Freehold
- Council Tax Band: C

Guide Price £525,000



SITUATION

Treleaven is located within a conservation area in the popular moorland village of St Breward. Village amenities include the renowned Old Inn, village shop, school and thriving village community. On the outskirts of St Breward is the Camel Trail which runs along the banks of the River Camel through Wadebridge and on to the picturesque fishing village of Padstow.

The town of Bodmin is 7.3 miles to the south with a range of amenities and there is a direct link to London Paddington from Bodmin Parkway (9.5 miles away). The estuary town of Wadebridge, is just over 9 miles away and offers a wide range of shops, primary and secondary educational facilities, cinema, restaurants and access to the popular Camel Cycle Trail.

DESCRIPTION

A beautifully presented semi detached cottage which has been tastefully renovated whilst retaining many of its character features. These include flagstone slate flooring, exposed floorboards, exposed beams, sash windows and granite fireplaces. Treleaven is said to be dated back to the 1890s and is of traditional granite construction with a block cavity extension to the rear. The property also benefits from a generous garden, a detached garage/workshop, a detached stone barn, a cabin and private parking for multiple vehicles.

ACCOMMODATION

Upon entering the property, you are greeted with an open plan sitting room to your left and kitchen/diner to your right with a central staircase. Both rooms boast granite inglenook fireplaces with log burning stoves, sash windows and built-in cupboards. The kitchen was installed 18 months ago from February 2025 and offers a range of base and wall units with a breakfast bar, sink with a mixer tap, oil boiler and an integrated oven, dishwasher, fridge and freezer. From the kitchen is the utility room with space for appliances and access to the downstairs shower room and the conservatory.

The first floor landing provides access to three

double bedrooms and the family bathroom. Bedrooms Two and Three boast far reaching countryside views to the front of the property and Bedroom Two has the added benefit of an ornate feature fireplace. Bedroom One is a generous double room with a Juliet balcony overlooking the rear garden and an en-suite bathroom with a freestanding roll top bath, separate corner shower, basin and low level WC.

OUTSIDE

There is a gravel driveway to the side of the property with parking for 2-3 cars and a slate paved patio area leading to the front door. The generous rear garden can be accessed via a side gate from the driveway and is mostly laid to lawn with a patio seating area. There is a detached stone garage/workshop with a roller door and an additional detached stone barn with further parking. Both buildings have vehicle access via a right of way along with mains water and electricity connected. At the top of the garden is a cabin/ self contained home office with a balcony, perfect for sitting and taking in the views.

SERVICES

Mains electricity, water and drainage. Oil fired central heating. Broadband availability: Superfast. Mobile Phone Coverage: Voice and Data. (Broadband and mobile information via Ofcom). Please Note the agents have not inspected or tested these services.

VIEWINGS

Strictly by appointment with the vendor's appointed agents Stags, Wadebridge 01208 222333.

DIRECTIONS

From Wadebridge, take the A39 and continue for 3.4 miles passing St Kew Highway. Turn right towards St Tudy and follow the road for 2.4 miles. Turn right onto the B3266. Take the first left, continue for 0.6 miles, take another left and continue along this road passing over the River Camel, through Wenford Bridge. Continue straight up the hill and into St Breward for approximately 1 mile and the property is located on your right.

What3Words: ///vacancies.glass.emails



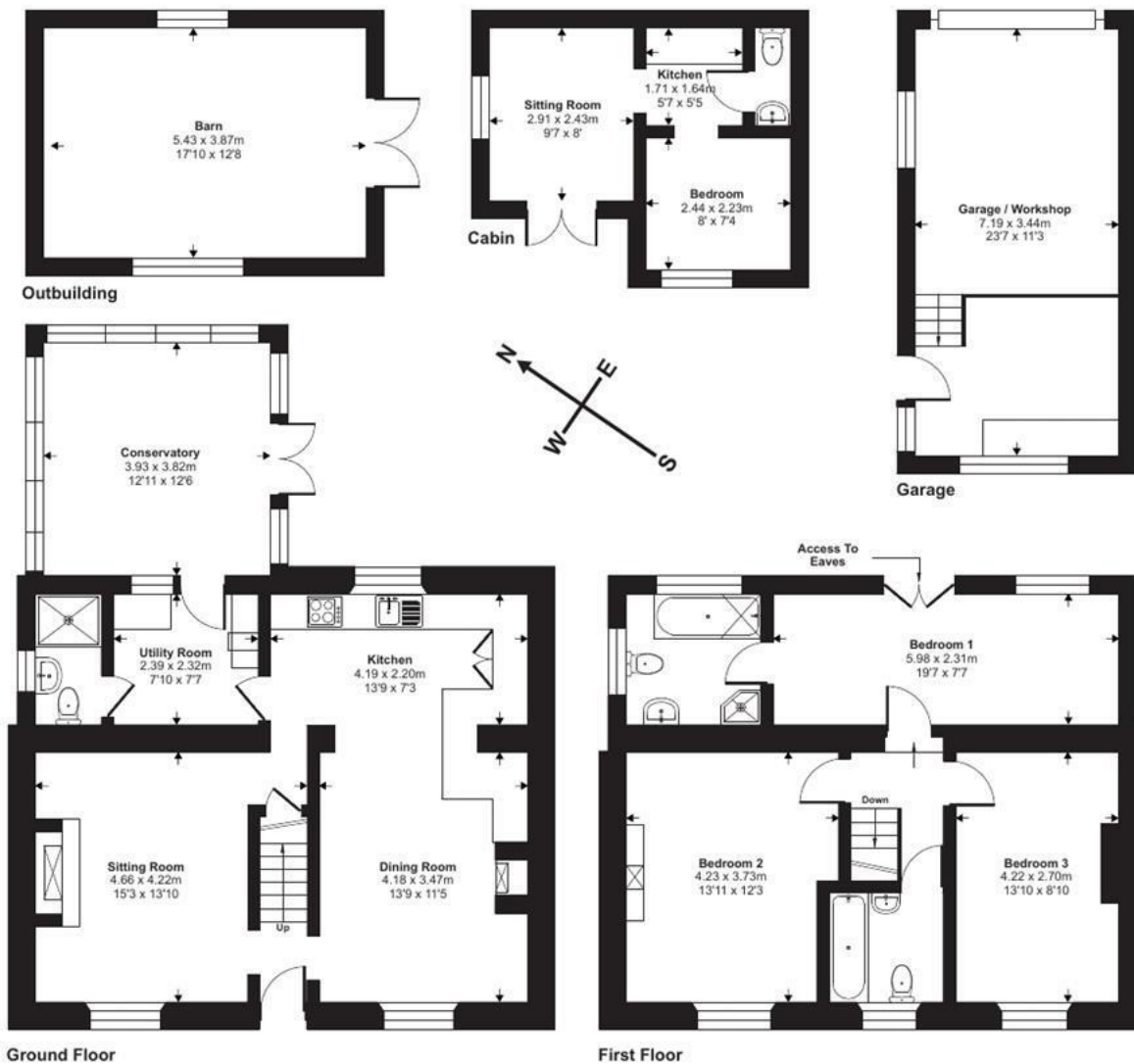
Approximate Area = 1404 sq ft / 130.4 sq m

Garage = 266 sq ft / 24.7 sq m

Outbuildings = 415 sq ft / 38.5 sq m

Total = 2085 sq ft / 193.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1xhcom 2025. Produced for Stags. REF: 1244242

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			83
(81-91) B			
(69-80) C			
(55-68) D		58	
(49-54) E			
(41-48) F			
(35-40) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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