



Garner House



St. Teath 0.75 miles - Camelford 4 miles -
Wadebridge 7.8 miles

A detached cottage in need of renovation set on 1.8 acres in an idyllic rural location.

- Online Auction 2nd July 2025
- Auction Guide Price: £175,000
- Renovation Opportunity
- Detached Cottage
- Five Bedrooms
- Off Road Parking
- Enclosed Garden
- 1.8 Acres
- Freehold
- Council Tax: E

Auction Guide
£175,000



METHOD OF SALE

The property will be offered for sale by Online Traditional Auction (unless sold prior.) The auction end date is 2nd July 2025 at 4.30pm.
The vendor reserves the right to withdraw or alter the property for sale prior to the auction end date. The property can be accessed via our website - stags.co.uk, on the Auctions page.

SITUATION

The property is located in a rural hamlet with good access to the A39 and to the village of St Teath with its Post Office, General Stores, butchers, well respected public house and award winning cafe.

The beautiful beach of Trebarwith Strand is less than 4 miles away, with the picturesque fishing ports of Port Isaac and Port Gaverne within 6 miles. A range of shopping facilities can be found in the local town of Camelford, some 4 miles away, with the town of Wadebridge 7.8 miles to the west. There is excellent walking, cycling and riding locally and across nearby Bodmin Moor.

DESCRIPTION

This detached five bedroom cottage is in need of renovation but offers great potential and could make an ideal home in a peaceful rural setting. The property offers character features such as slate flooring, exposed beams, sash windows and fireplaces. Set on approximately 1.8 acres, the cottage benefits from outbuildings, offroad parking, an enclosed garden, a paddock and woodland running alongside a flowing stream. The land is currently overgrown and would require some maintenance but is a haven for wildlife and outdoor activities.

AGENTS NOTES

The property is built from non-standard cob construction. There is a right of way over the lane for the neighbouring property to access their parking area.
The pump for the private water supply is not working.

SERVICES

Mains electricity. Private water via a spring. Private drainage (Note that Stags are acting on behalf of a deceased estate and buyers are to satisfy themselves on the type, condition and compliance of the system). Water heated via solid fuel Rayburn. Wood burning stove and no central heating. Please note the agents have not inspected or tested these services.

VIEWINGS

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

DIRECTIONS

From Wadebridge take the A39 towards Camelford. Pass by the B3627 turning to St Teath on the left and immediately after the bend take the right hand turning to Tregreenwell. Continue along the road for 0.2 miles and the property is located on your left.

What3Words: ///poster.boards.factory

PROOF OF IDENTITY

Under Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on any person that intends to bid at auction. There will be a requirement for all bidders to register via the online sales site and complete the ID checks. There is no charge for registration.

BUYERS & ADMINISTRATION FEES

The successful purchaser(s) will be liable to pay the sum of £5,000. From this a buyer's fee of £2,400 inc VAT is retained by Stags/Bamboo as a contribution towards the online platform costs, and £2,600 is payable towards the purchase price.

An additional administration fee of £1,200 inc VAT will be payable by the successful purchaser immediately after the auction.

DEPOSIT PAYMENT

The Seller and Buyer agree that the winning Bidder may transfer the remainder of the 10% deposit (less the amounts paid online) within 48 hours of the end of this online auction. Clauses 6.1, 6.2 and 7.1 of the Holding Deposit Agreement shall be read as amended to reflect this accordingly.
The remainder of the 10% deposit payment is handled by the buyer's solicitors and must be in their client account 48 hours post exchange. It is essential that you instruct your solicitor in advance of the auction.'

AUCTION LEGAL PACK

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. Prospective purchasers will need to register with the Bamboo online platform in order to download the legal pack. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Prospective purchasers are strongly advised to inspect the legal documentation, this will/may contain material information regarding the property, and to consult legal advice prior to bidding.

SOLICITOR ACTING

Lianne Sproull, Sproull Solicitors LLP, 42 Fore St, Bodmin, PL31 2HW
lianne.sproull@sproulllp.co.uk / 01208 72328

COMPLETION DATE

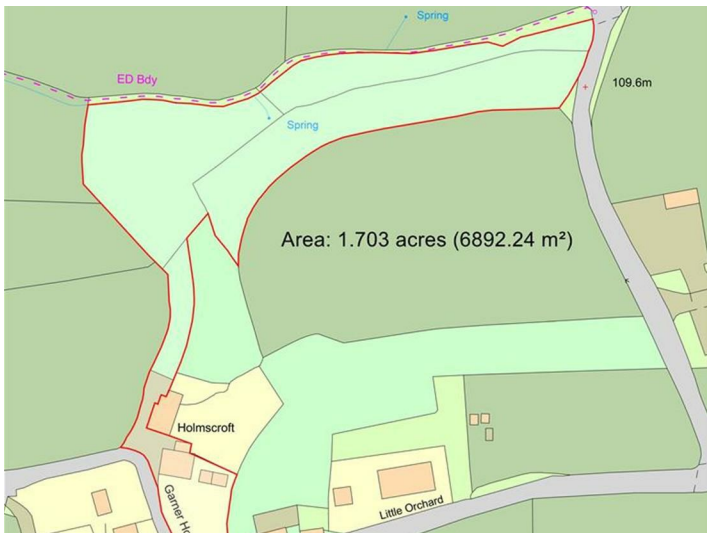
The completion date will be as dictated by the solicitor and included in the legal pack.

DEFINITION OF AUCTION GUIDE AND RESERVE

Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Guide prices may change at any time prior to the auction.

SPECIAL CONDITIONS OF SALE

Particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale/auction information pack and in case of any inconsistencies the provisions of the latter shall prevail. Special conditions of sale/auction information pack is available online. It is assumed that the Purchaser will have made all necessary enquiries prior to the auction.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E		
(21-38)	F	14	
(1-20)	G		
Not energy efficient - higher running costs			

England & Wales

EU Directive 2002/91/EC

stags.co.uk