



# LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LTR88397590

Offers around £265,000

Elton Cottage,  
Row, St Breward, Nr. Bodmin, Cornwall, PL30 4LN

**FREEHOLD**



**A beautifully presented double fronted character, end of terrace stone cottage with a delightful garden, enjoying a central position in this picturesque and highly sought after village on the edge of Bodmin Moor.**



**SUMMARY OF ACCOMMODATION**

**Ground Floor** Sitting room/dining room, kitchen/breakfast room.

**First Floor** 2 bedrooms, family bathroom.

**Outside** Attached storage shed, separate hedge screened private lawned garden.

**DESCRIPTION**

A beautifully presented end of terrace, double fronted character stone cottage within the sought after, edge of moorland village of St Breward enjoying panoramic far reaching views to the rear over miles of open countryside, towards Cornwall's north coast.

The property is set back from the road via a gravelled front garden with plenty of room of plant pots etc. A central door opens on to a large sitting/dining room with an impressive granite fireplace and fitted multi fuel burning stove. The sitting/dining room has a beamed ceiling and wood effect flooring throughout with two windows to the front elevation and a part glazed stable door and stairs ascending to the first floor. A door in one corner opens onto a kitchen which is well fitted with a range of white cabinets and black roll edged laminated worktop surfaces with complementary tiling to the splashback with integrated modern appliances including an electric hob, an oven/grill, and with undercounter space for washing machine, fridge and dishwasher. A part glazed door from the kitchen opens onto a path leading down to the private garden.

On the first floor are 2 generous bedrooms and a well equipped family bathroom with a modern white bathroom suite. The principal bedroom is a large double with two windows to the front elevation and a range of built-in wardrobes and shelves. Although not immediately adjacent to the house, Elton Cottage enjoys a lovely large lawned and very private garden area enclosed by hedging providing good privacy and there is a timber garden storage shed at one end.

Elton Cottage is the perfect lock and leave holiday home or would make a delightful and comfortable residence situated in the centre of this popular village within easy reach of its amenities.

**LOCATION**

Elton Cottage is situated in the picturesque and popular village of St Breward which lies on the western edge of Bodmin Moor, close to beautiful walks over the Moor which has many historical monuments, high rugged tors, streams, open moorland, forestry and lakes. St Breward is well placed for easy access to a large section of the north Cornish Atlantic coastline from the coastal resorts of Rock, Trebetherick and Polzeath to the west and on up the coast to the picturesque fishing village at Port Isaac and stunning beach at Tregardock. There are some superb coastal walks to be enjoyed following the South West Coast Path and many beaches that provide good surfing and bathing.

St Breward village provides a village store, post office and pub whilst the nearby towns of Wadebridge and Bodmin provide a wide selection of further facilities, shops and schools



with a village bus accessing both. Bodmin has a mainline station providing a direct link to London Paddington with approximate travel time of 4½ hours. Bodmin also lies adjacent to the A30 (Cornwall's main arterial road) which remains largely dual carriageway all the way to Exeter where it links with the national motorway network. Cornwall Airport Newquay to the south west offers a variety of flights to UK destinations and some European ones.

**THE ACCOMMODATION COMPRISES**  
**(all floor plans and dimensions are approximate)**

Solid timber part glazed stable door to:-

**SITTING ROOM / DINING ROOM**

**– 19' x 12'3"** A beautifully light room with two double glazed windows to the front elevation, open beamed ceiling, impressive granite fireplace with raised hearth and multi fuel burning stove, chimney breast recesses on either side. Four wall light points, wood effect laminated flooring, radiator with thermostatic control. Stairs ascending to the first floor with built-in understairs storage cupboard. Doorway to:-



**KITCHEN / BREAKFAST ROOM**

**– 19'2" x 6'** The kitchen is well fitted with a range of modern white fronted cabinets with brushed stainless steel handles comprising base level cupboards and drawers with further matching wall mounted cupboards and surrounding laminated worktop surfaces with attractive tiled walls splashback. Roll edged laminated window sills to match the worktops, two double glazed windows provide some far reaching countryside glimpses to the rear. Inset 1½ bowl stainless steel sink unit with chromium mixer tap, four ring electric hob with illuminating filter hood above and oven/grill beneath. Undercounter space for washing machine and dishwasher, integrated fridge, laminated wood effect flooring throughout, wall mounted programming controls for the central heating. Radiator with thermostatic control, space for upright fridge freezer, part opaque glazed uPVC door to the rear access.



From the sitting room a flight of stairs ascends to the:-

## **FIRST FLOOR**

**LANDING** Inset ceiling downlighters, built-in airing linen cupboard with slatted shelving. Doors off to:-

**BEDROOM 1 – 17' max. narrowing to 14'10" x 8'9"** Two double glazed windows to the front provide plenty of light. Built-in double wardrobe with hanging rail space and shelf, further built-in shelving, radiator with thermostatic control, loft hatch access, inset ceiling downlighters.

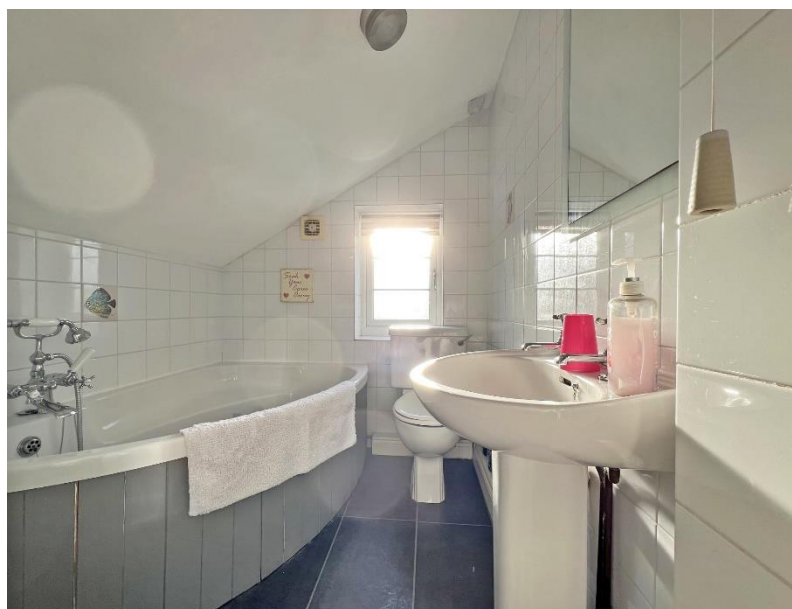
**BEDROOM 2 – 10'4" x 7'** Built into the eaves with slightly restricted head height on one side, double glazed window providing some lovely countryside glimpses, two wall light points, one inset ceiling downlighter, radiator with thermostatic control. High level access to loft storage area.

**BATHROOM** Fitted with a modern white suite comprising a corner moulded fitted bath with painted wooden panelling and a chromium mixer tap and shower attachment, pedestal wash hand basin, low level wc all with tiled wall surrounds, ceiling light point, vinyl covered floor. Chromium ladder radiator/towel rail.

## **OUTSIDE**

The property is approached from the street via a concrete pathway leading to the front door with gravelled and paved garden areas on either side ideal for plant pots etc. with a front boundary comprising a low natural stone retaining wall with climbing flowers.

A part glazed door from the kitchen at the rear, opens onto a gravelled





footpath which leads to Eltton Cottage's garden which extends to approximately 40' x 40' and is approached via a wooden pedestrian gate opening onto a large area of lawn, well screened by high hedges and trees and with a timber garden shed in one corner.

To the left hand side of Eltton Cottage are four storage sheds, the left hand shed belongs to Eltton Cottage and houses the oil fired boiler. The oil tank is situated immediately behind the cottage to the side of the kitchen door and there is an outside courtesy light and freshwater tap.



### **GENERAL INFORMATION**

**VIEWING** Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

**POST CODE** PL30 4LN.

**SERVICES** Mains water, mains electricity, mains drainage. Oil fired central heating.

**MOBILE PHONE COVERAGE** All major providers likely.

**BROADBAND** Superfast broadband is available 80 Mbps download speed. 20 Mbps upload speed.

**COUNCIL TAX BAND B** (see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk)).

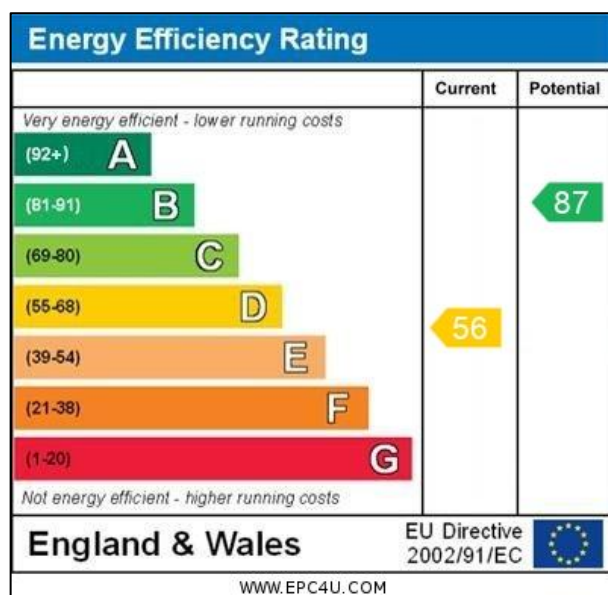
**DIRECTIONS** Follow the Bodmin to Camelford road, B3266, heading towards Camelford and go through the village of Longstone after which take the next turning right signposted to St Breward and Wenford Bridge. Follow the road down through a valley (Wenford Bridge) up the other side and proceed through the village of St Breward until you pass the village shop on your left hand side. Just after the shop is a Methodist church and the next cottage on the left is Elton Cottage.

**AGENT'S NOTE** The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

**OFFICE OPENING HOURS** Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

#### **THE PROPERTY OMBUDSMAN**

Approved Redress Scheme



**Not to scale – for identification purposes only.**

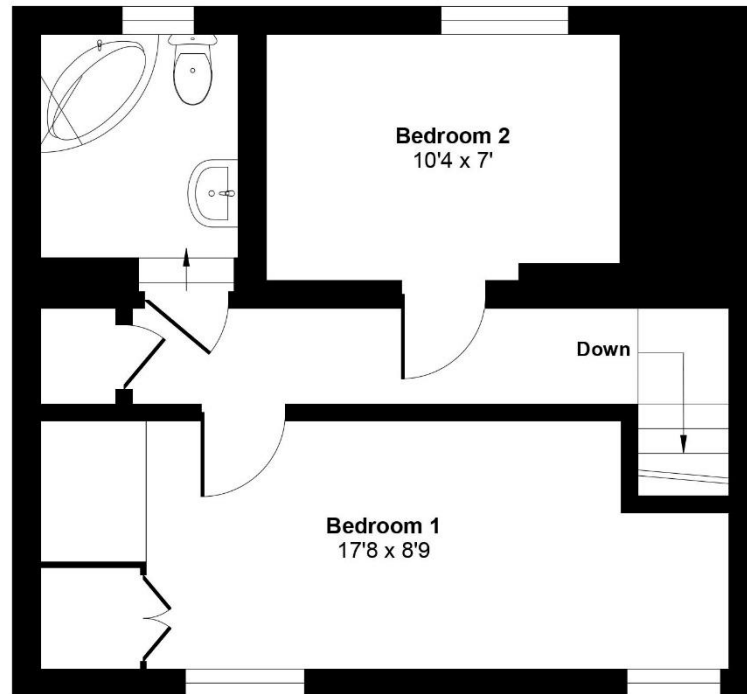
## Elton Cottage, Row, St. Breward, Bodmin

Approximate Area = 696 sq ft / 64.6 sq m

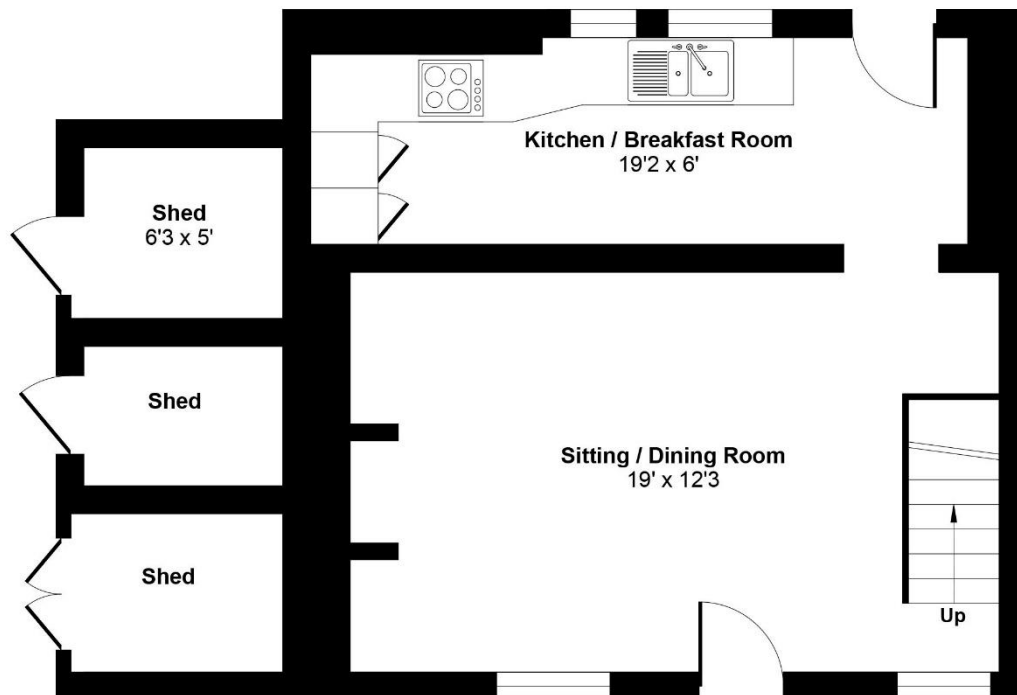
Outbuildings = 80 sq ft / 7.4 sq m

Total = 776 sq ft / 72 sq m

For identification only - Not to scale



**FIRST FLOOR**



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lillcrap Chilcott. REF: 1266629



