



Riverside House



Riverside House, Hill Farm

St. Breward, Bodmin, Cornwall PL30 4LX

Edge Village Camelford 6 miles Bodmin 8 miles Wadebridge 10 miles

Completed in 2025, a superb new five-bedroom residence with low maintenance garden, areas of multiple car parking and open fronted car port building - all on the edge of popular St Breward

- Reception Hall
- 5 Bedrooms with 2 En Suites
- Utility Room
- 10-year Build Warranty
- Freehold
- Open Plan Kitchen, Dining and Living Room
- Family Bathroom
- Car Port and Extensive Outside Space
- Underfloor Heating and Radiators
- Council Tax Band TBC

Guide Price £575,000

SITUATION

Riverside House is situated in the popular moorland village of St Breward. The thriving village offers a range of amenities such as the renowned Old Inn, village primary school, community shop and Parish Church. 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. For keen ramblers, there are an array of beautiful countryside walks on the doorstep.

The town of Bodmin is 8 miles to the south with a range of amenities and there is a direct link to London Paddington from Bodmin Parkway. The estuary town of Wadebridge, is about 10 miles away and offers a wide range of shops, primary and secondary schools, cinema, restaurants and access to the popular Camel Trail. Newquay airport provides a number of scheduled flights to both domestic and international destinations and can be accessed via the A39.

DESCRIPTION

The approach to Riverside House is over a fine tarmac driveway which leads to expansive tarmac and stone chipped car parking and turning areas adjacent to an open-fronted block car port/outbuilding.

Completed in January 2025, Riverside House offers a fine detached light and spacious modern house with a pleasant feel throughout its two-storey accommodation. There is covenant on the property setting out that the house should be used a private residence and the property should not be used for a trade or business, although it is possible to holiday let and also to 'work from home' if desired.



On the ground floor, with wheelchair access, is a pillared Storm Porch with part opaque glazed front door with side light which opens to an inviting Reception Hall with turning balustrade stairs off to first floor, Storage Cupboard, under-stairs Cupboard and door to the left to a fine open-plan L-shaped Kitchen, Dining and Living Room. The Kitchen includes a fine matching range of Shaker style units with complementary marble effect worktops with splashback, single drainer sink unit with flexible mixer tap, integral dishwasher, integral tall refrigerator and freezer, built-in electric fan assisted oven with four induction rings and extractor hood over and matching island unit with breakfast bar.

Also on the ground floor is a useful Utility Room with matching Shaker style base and eye level units including a larder cupboard, as well as a stainless steel single drainer sink unit with mixer tap, door to outside and off which is a door to a Cloakroom with wc and contemporary vanity washbasin with adjacent door to Airing Cupboard with hot water cylinder. The downstairs Bedroom benefits from an En Suite Shower Room with deep quadrant shower and with rainshower, wc, modern vanity washbasin and wall mounted towel radiator.

On the first floor is a well-lit central Landing with doors off to a Master Bedroom with full height glazed doors and side lights opening to outside balcony with glazed surround and enjoying an outlook over the adjacent farmland, and with door to En Suite WC; three other Bedrooms each with fitted bedroom furniture; and a delightful Family Bathroom with side loading panelled bath with glazed window over, close coupled wc, adjoining vanity washbasin, deep quadrant shower with rainshower and chrome wall mounted towel radiator.

Outside, on the northern side of the house there is an extensive stone chipped area with block wall boundaries. (A small part of this stone chipped garden area is on a scheduled flood zone - not the house itself, which away and at a higher level - even though there is a solid block white boundary wall which acts as a barrier, to a sunken small stream outside the boundary wall). The majority of the rest of the outside space is tarmac with, beside the Utility, a raised bed.

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

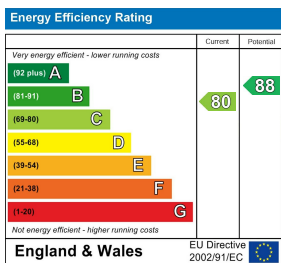
From Bodmin take the A389 towards Wadebridge. Drive over the River Camel and up the hill and turn right onto the B3266 towards Camelford. After about three miles and pass through the hamlet of Longstone continuing on the B3266 towards Camelford. After about a further two miles, turn right towards St Breward. Follow the road sharply round to the left, go straight over at the crossroads and drive down to the bottom of the hill. go over the bridge, bear to the left towards St Breward and drive up the hill and take the first turning to the left towards the Community Shop and drive up to the village. Continue up the hill, ignore the turning to the left into Coombe Road. Pass St Breward Silver Band building and the Community Shop on the right, follow the road round to the right and continue uphill. After about 100 yards the entrance with light green gates to Riverside House will be seen on the left-hand side. There is a short drive which leads up to the property.

SERVICES

Mains water, electricity and drainage connected. Underfloor heating to the ground floor and radiators to the first floor (air source heat pump). Photovoltaic panels. Double-glazed. Broadband: standard and superfast available (Ofcom). Mobile telephone: O2, Vodafone and EE likely to be limited inside, and O2, Three, Vodafone and EE likely to be available outside (Ofcom).



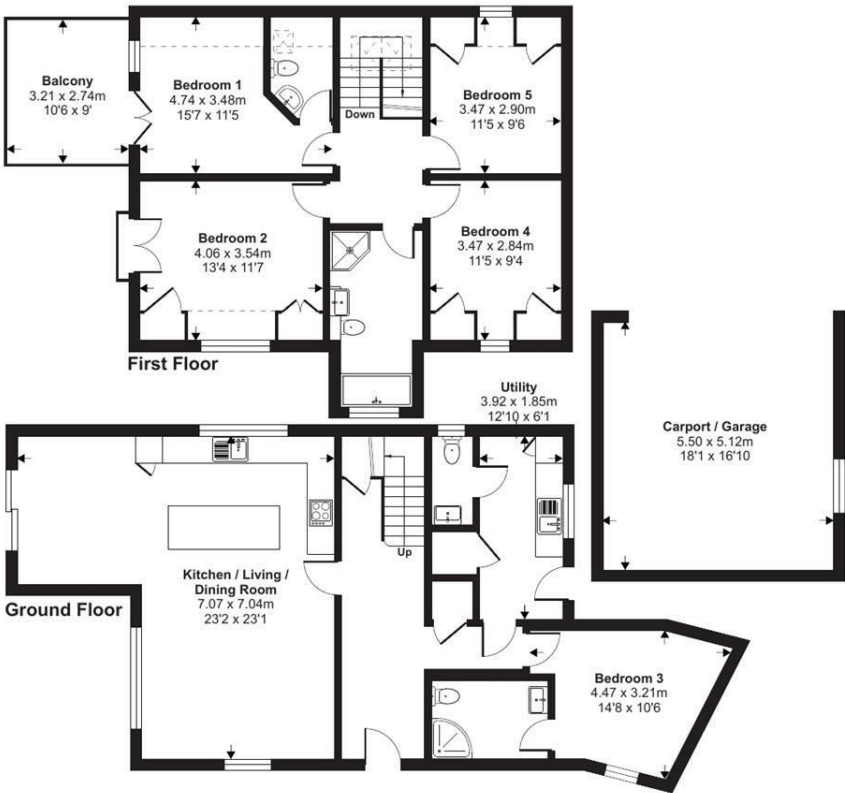
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Approximate Area = 1619 sq ft / 150.4 sq m (excludes carport)
Limited Use Area(s) = 49 sq ft / 4.5 sq m
Total = 1668 sq ft / 154.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1240801