



Jonnita



Jonnita North Road

St. Teath, Bodmin, PL30 3JX

Camelford 3.5 Miles - Port Isaac 4.5 Miles - Wadebridge 8 Miles

A generous three bedroom detached dormer bungalow on a large plot with wrap-around gardens and ample private parking.

- Detached Dormer Bungalow
- Three Double Bedrooms
- Village Location
- En-Suite Shower Room
- Utility Room
- Wrap-Around Gardens
- Ample Private Parking
- Garage
- Freehold
- Council Tax Band: E

Guide Price £495,000

SITUATION

The property is situated in the heart of the historic village St Teath which has a primary school, local café, church and charming pub just a stone's throw away. The popular market town of Wadebridge is within 8 miles and offers a wide variety of shops, eateries and the famous Camel Trail, stretching along the beautiful estuary to Padstow. You can also visit the famous fishing village of Port Isaac, which is only 4.5 miles away. There are buses that run all over North Cornwall, the number 95 runs directly through the village of St Teath, all the way to Bude, with multiple stops along the way. A community bus also runs on a Monday and Friday, offering return journeys to Truro and Wadebridge, from The White Hart pub. Mainline railway services from Bodmin Parkway. Newquay airport has a number of domestic and international flights scheduled daily.

DESCRIPTION

Constructed in 1999 to an individual architectural design, Jonnita is a spacious and well-proportioned dormer bungalow, extending to approximately 2400 sq ft, situated within the heart of the sought-after village of St Teath. The property offers versatile accommodation, including three double bedrooms, with scope to create an additional loft room (subject to any necessary consents). Externally, the property is complemented by wrap-around gardens, ample private parking and an integral garage.



THE PROPERTY

The property is entered via an enclosed porch leading into a welcoming entrance hall, from which the principal ground floor accommodation is accessed. This includes a generous sitting room, a well-appointed kitchen/dining room, cloakroom, two double bedrooms, family bathroom, integral garage, and stairs rising to the first floor.

The kitchen/dining room is fitted with a range of wall and base units, complemented by a central island unit. Integrated appliances include an eye-level double oven and electric hob, with additional space for a fridge/freezer and a large dining table, making it well suited to both everyday living and entertaining. A separate utility room provides further storage and appliance space, with a door leading to the rear garden. The triple aspect sitting room is a particularly attractive feature of the property, centred around a substantial stone fireplace housing a multi-fuel stove, and enjoying direct access into the conservatory, which in turn opens onto the garden via sliding doors. Bedrooms two and three are both comfortable double rooms, one benefiting from built-in wardrobes. The integral garage is fitted with light and power, and has both an up-and-over door and a pedestrian side access.

To the first floor is a spacious principal bedroom with an en-suite shower room, built-in wardrobe and useful eaves storage. A substantial attic area offers further potential, subject to any necessary consents.

OUTSIDE

The property is approached via a gated tarmac driveway providing ample parking for several vehicles. The gardens wrap around the property and are predominantly laid to lawn, interspersed with a variety of mature shrubs and trees. Two generous patio areas provide ideal spaces for outdoor dining and entertaining.

Further outbuildings include a summerhouse, greenhouse and garden sheds. A public footpath is positioned the other side of the right-hand garden fence and is maintained by Cornwall Council.

SERVICES

Mains electricity, water and drainage. Oil fired central heating. Broadband availability: up to Ultrafast. Mobile Phone Coverage: Good outdoor and limited indoor. (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

What3Words: ///homes.outhouse.appealed



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.



Approximate Area = 1897 sq ft / 176.2 sq m
 Limited Use Area(s) = 288 sq ft / 26.7 sq m
 Garage = 248 sq ft / 23 sq m
 Outbuilding = 122 sq ft / 11.3 sq m
 Total = 2555 sq ft / 237.2 sq m
 For identification only - Not to scale

First Floor

- Bedroom 1: 5.89 x 4.83m / 19'4" x 15'10"
- Loft Room

Ground Floor

- Bedroom 2: 4.74 x 3.10m / 15'7" x 10'2"
- Garage: 6.64 x 3.47m / 21'9" x 11'5"
- Bedroom 3: 3.65 x 2.99m / 12' x 9'10"
- Entrance Hall
- Kitchen / Dining Room: 6.50 x 6.00m / 21'4" x 19'8"
- Sitting Room: 5.99 x 4.40m / 19'8" x 14'5"
- Utility: 2.79 x 2.30m / 9'2" x 7'7"
- Consecutory: 4.57 x 3.24m / 15' x 10'8"

Outbuilding

- Summer House: 3.51 x 3.24m / 11'6" x 10'8"

Denotes restricted head height

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixhecom 2026. Produced for Stags. REF: 1433631



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

1 Eddystone Court, Eddystone Road, Wadebridge, PL27 7FH

wadebridge@stags.co.uk

01208 222333