



The Old Vicarage St. Teath, PL30 3JF

Guide price £1,295,000

A fine former Vicarage, beautifully presented and quietly positioned in a secluded setting within one of North Cornwall's most popular villages.

Set at the end of a long driveway and enjoying a high degree of privacy, The Old Vicarage is an elegant Grade II Listed Georgian residence combining classical proportions with an immaculately presented interior and the natural character of traditional Cornish materials. Granite and stone elevations, a handsome Delabole slate roof and an imposing pillared portico all contribute to the architectural quality of the house.

A pillared entrance opens into a vestibule, with access to a generous WC, formerly the vicar's study, leading through to a wide entrance hall, part of which is currently arranged as a study area. From here, the principal reception rooms and kitchen are accessed, while a graceful Regency staircase rises to the first floor. There is also a further external door opening to the side of the house.



The drawing room and dining room are both well proportioned and face south-west, with French doors opening directly onto the broad slate terrace and gardens beyond, creating an excellent arrangement for entertaining. High ceilings, decorative cornicing, original Georgian shutters and ornate fireplaces reinforce the period character of the house.

The kitchen is fitted with cream and cherry wood shaker-style cabinetry, together with natural stone flooring and a beamed ceiling. A cream oil-fired Aga forms the centrepiece of the room, complemented by integrated appliances including a microwave, separate electric oven and hob, and a dishwasher, providing good practicality for both everyday use and entertaining.

Open plan to the kitchen is an impressive vaulted garden room, a more recent addition to the house which now serves as an important part of the day-to-day living space. Its generous layout incorporates both dining and sitting areas, while bi-folding doors open directly onto the terrace and gardens beyond, creating an excellent connection with the outside space. Underfloor heating and exposed beams add further comfort and character.

Adjacent to the kitchen is a well-equipped scullery with sink, fitted units and boiler. There is also a utility and boot room with excellent storage and external doors opening to both the front and rear of the house. The original Regency staircase rises to a half landing, where a distinctive room projects above the pillared entrance. Believed to have been a former wig room, it now provides an ideal studio, reading room or occasional retreat.

The first-floor landing gives access to the bedroom accommodation and family bathroom. The principal suite is a particularly well-proportioned room, complemented by an excellent dressing room, a generous en suite bathroom and a private balcony overlooking the side gardens. There are two further double bedrooms from the main landing, while an inner hallway leads to the family bathroom and a spacious dual-aspect guest bedroom. The bedrooms enjoy attractive outlooks across the gardens, church and village.

Gardens and Grounds

Approached via a long driveway, the granite-pillared entrance gates give access to the property, which creates a great sense of complete privacy, but yet it's positioned within and accessed from the heart of the village.

An in-keeping and generous sized detached garage provides a main area of nearly 23' x just over 19'. There is an additional storage room of 11'4"

x 9'3" and there is also a WC. If required, there may be potential for conversion to ancillary accommodation, subject to all requisite consents.

The beautiful gardens are a particular highlight of the property. Expansive lawns at both the front and rear combine with magnificent mature trees, numerous colourful borders and pathways leading through and around the south westerly side, making a particularly pretty and memorable part of the property. A broad south-west facing terrace runs along the rear of the house, ideal for alfresco dining or enjoying the evening sunsets.

A secondary gated entrance, once the original carriageway, lies to the rear of the property. A discreet pedestrian gate provides direct access to the churchyard, village clock tower, and local pub—placing The Old Vicarage at the quiet heart of village life.

Location

St Teath is a thriving and welcoming village with a strong sense of community, set amid the natural beauty of the Allen Valley. Local amenities include a post office, primary school, café, pub, community hall, and playing fields, as well as an annual village carnival and Christmas events that bring everyone together.

The surfing beaches of Polzeath, the harbourside charm and gastronomy of Port Isaac, and the market towns of Wadebridge and Camelford are all within easy reach. Bowood Park Golf & Country Club lies just three miles away, while Bodmin Parkway and Cornwall Airport Newquay offer convenient links for travel further afield.

Distances

- Port Isaac – approx. 5.5 miles
- Wadebridge – approx. 8 miles
- Bodmin Parkway Station – approx. 15.5 miles
- Cornwall Airport Newquay – approx. 20 miles
- Truro – approx. 32 miles

Services

Mains electricity, water and drainage. Oil-fired boiler providing hot water, central heating and underfloor heating in the garden room. Superfast broadband is available in the house.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Energy A	Energy B	Carbon A	Carbon B
Energy B	Energy C	Carbon B	Carbon C
Energy C	Energy D	Carbon C	Carbon D
Energy D	Energy E	Carbon D	Carbon E
Energy E	Energy F	Carbon E	Carbon F
Energy F	Energy G	Carbon F	Carbon G

