



Holly Cottage



# Holly Cottage St

, Bodmin, Cornwall, PL30 4LW

Bodmin - 8 miles Wadebridge - 10 miles

**Well-presented cottage in an elevated position with fabulous far reaching views**

- Link-detached cottage
- 2 Reception rooms
- Kitchen
- Low maintenance garden
- Freehold
- Refurbished & remodelled
- Conservatory
- 2 Double bedrooms
- Garage & outbuildings
- Council Tax Band D

**Guide Price £390,000**

## **SITUATION**

Holly Cottage is located in the highly regarded moorland village of St Breward, which offers a range of local amenities including the well-known Old Inn, a village shop, a primary school, and an active community. The renowned Camel Trail is situated on the outskirts of the village, providing a scenic route along the River Camel through Wadebridge and onwards to the picturesque fishing port of Padstow.

The historic town of Bodmin lies approximately 8 miles to the south and provides a comprehensive range of facilities. Mainline rail services to London Paddington are available from Bodmin Parkway station, located approximately 10 miles from the property.

The estuary town of Wadebridge is situated around 10 miles away and provides an extensive selection of retail outlets, educational institutions at both primary and secondary level, a cinema, a variety of restaurants, and direct access to the popular Camel Cycle Trail.



## THE PROPERTY

Set in an elevated position and commanding glorious far reaching rural views, Holly Cottage is a beautifully presented link-detached home with a low maintenance garden.

Comprehensively re-modelled and updated by the vendors, this delightful village home is approached into a broad sunroom with fabulous westerly vistas and doors opening to the two principal reception rooms. The sitting room features an open beam ceiling with former fireplace and exposed floorboards. Access is available to a side porch, which houses the boiler. At the heart of the home is the dining area and open hallway with stairs to the first floor and space for a desk. The kitchen is appointed with a range of cupboards and drawers along with space for appliances, window to the front and hatch to the dining room. Completing the ground floor is another side porch and cloakroom.

The central landing is generous with a window to the front commanding lovely views and flanked by two double bedrooms and a well-appointed bathroom.

## OUTSIDE

A private driveway rises up from the road to a parking/turning area flanked by an area of lawn with surrounding borders. Direct access is provided to the garage with adjoining greenhouse and outbuilding.

Slightly elevated from the drive is a paved sun terrace and from here there is access to the rear of the cottage, where there is another outbuilding. A pathway passes across the frontage to the porch on the northern side of the property (the only place where the property is actually attached to the neighbour).

## SERVICES

Mains water, electricity and drainage. Oil fired central heating. Double glazing. Mobile network outdoors (Ofcom). Upto Ultrafast broadband is available (Ofcom)

## DIRECTIONS

From Wadebridge, take the A39 and continue for 3.4 miles passing St Kew Highway. Turn right towards St Tudy and follow the road for 2.4 miles. Turn right onto the B3266. Take the first left, continue for 0.6 miles, take another left and continue along this road passing over the River Camel, through Wenford Bridge. Continue straight up the hill and into St Breward for approximately 1 mile and the property is located on your right.

What3words: ///shorten.sung.easily



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Approximate Area = 1325 sq ft / 123 sq m  
 Garage = 157 sq ft / 14.5 sq m  
 Outbuildings = 95 sq ft / 8.8 sq m  
 Total = 1577 sq ft / 146.5 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). © nixhocom 2025. Produced for Stags. REF: 1319365

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	