



Riverside



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St. Breward, Bodmin, PL30 4LY

Bodmin 8 Miles - Wadebridge 10 Miles - Polzeath Beach 14 Miles

A charming one-bedroom Grade II listed character cottage, nestled beside a tranquil river.

- Detached Cottage
- Double Bedroom
- Sought After Village Location
- Riverside Setting
- Grade II Listed
- Character features
- En-Suite Shower Room
- Courtyard Gardens
- Freehold
- Council Tax Band: C

Guide Price £235,000

SITUATION

Riverside occupies a delightful position within the highly regarded moorland village of St Breward, renowned for its strong community spirit and range of local amenities. These include the well-regarded Old Inn, a village school, community shop and parish church. The nearby Camel Trail, situated on the outskirts of the village, follows the scenic River Camel through Wadebridge and onwards to the picturesque harbour town of Padstow, offering superb opportunities for walking and cycling. The surrounding countryside provides an abundance of scenic walks, ideal for those who enjoy the outdoors.

The historic town of Bodmin lies approximately 8 miles to the south and provides a comprehensive range of amenities, together with a mainline railway station at Bodmin Parkway offering direct services to London Paddington. The popular estuary town of Wadebridge is just over 10 miles distant and offers a wider selection of shops, schooling, restaurants and leisure facilities. Newquay Airport, with its growing number of domestic and international flights, is readily accessible via the A39.



THE PROPERTY

Riverside is a charming and characterful Grade II listed cottage offering well-presented accommodation arranged over two floors. On entering the property, you are welcomed into a particularly inviting sitting room, featuring a dual aspect with charming cottage windows. Notable features include exposed ceiling beams, a traditional clome oven, and an attractive fireplace housing a wood-burning stove set upon a slate hearth with exposed stone surrounds. A window seat to the front elevation provides a pleasant outlook, whilst stairs rise to the first floor with a useful storage space beneath.

The kitchen is well-appointed with a range of base and wall-mounted units, incorporating space for appliances and a sink with mixer tap. Enjoying a dual aspect, the kitchen provides access to the ground floor bathroom and garden. The bathroom is fitted with a bath, low level WC, wash hand basin and a wall-mounted heated towel rail.

To the first floor, the double bedroom benefits from exposed beams, fitted storage cupboards and a window seat, whilst the gentle sound of the nearby stream enhances the tranquil setting. An en suite shower room comprises an electric shower, vanity wash hand basin and low level WC.

OUTSIDE

The property is approached via a quaint stone bridge leading to an attractive front patio garden, bordered by flower beds containing a variety of shrubs and plants. A pathway continues to the side of the property where there is a private, raised shingle seating area, providing an ideal space for outdoor dining and relaxation.

SERVICES

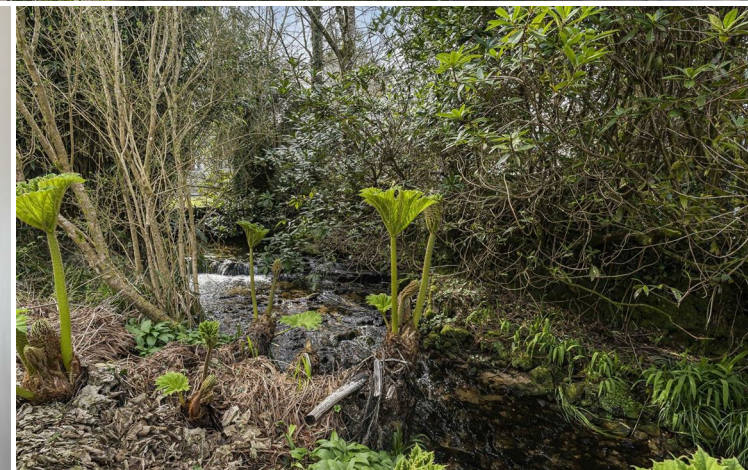
Mains electricity, water and drainage. New electric heaters installed in 2025. Broadband availability: Superfast. Mobile Phone Coverage: Limited voice and data. (Broadband and mobile information via Ofcom). Please note the agents have not inspected or tested these services.

VIEWINGS

Strictly by appointment with the vendor's appointed agents, Stags Wadebridge 01208 222333.

DIRECTIONS

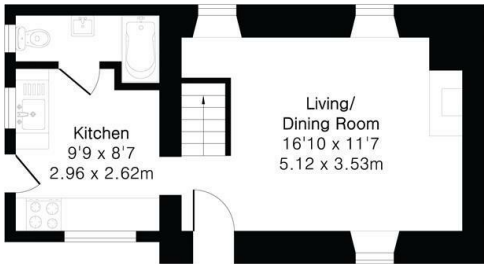
From The Old Inn, St Breward, follow the road past the Village Hall and take the 2nd left turning after the sign for De Lank Waterworks. Continue on that road and the property will be on your left.
What3Words: [///summaries.chefs.tasters](https://www.what3words.com/summaries.chefs.tasters)



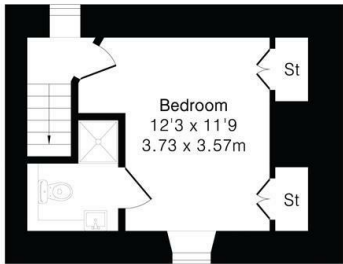
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.



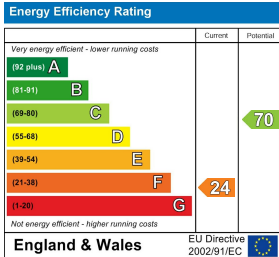
Approximate Gross Internal Area 516 sq ft - 48 sq m
Ground Floor Area 321 sq ft – 30 sq m
First Floor Area 195 sq ft – 18 sq m



Ground Floor



First Floor



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Road, Wadebridge, PL27 7FH

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01208 222333



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

