



The Old Reading Room

St Breward, Cornwall, PL30 4PQ

Fabulous Interior Designed 'Getaway'

- Beautiful Detached Period Cottage
- Completely Refurbished in 2017
- Two Bedrooms
- Interior Designed with new furniture in 2017
- Garden Artist Studio/Office
- Large Garden bordered by stream
- Successful Holiday let

The most enchanting detached granite and stone cottage nestled on the outskirts of Bodmin Moor in a tiny hamlet within easy reach of the pretty fishing villages of Port Isaac, Padstow and Rock on the north Cornwall coast.

When it comes to charming cottages in an idyllic location this one is right at the top. This cosy cottage has been beautifully and tastefully restored and renovated by local tradesmen, the design and quality is evident for all to see. Full of character and charm its existing features have been retained with exposed beams, neutral décor and fantastic interior design creating light and bright living spaces that offer comfort and detail in equal measure.

Formerly The Old Reading room, was built for the local primary school at St Breward in the late 1800 to help with the children's literacy, now it is a fabulous cottage which will suit a small family or as a holiday home or bolthole.

On entering the cottage there is a spacious conservatory which leads into an open plan living room with exposed beams and a wood burner for those cosy evenings. Past the wooden staircase there is a lovely country kitchen with tiled flooring. Upstairs is a large double bedroom with built in cupboard, and a second small double bedroom and a luxury family shower room.

Asking Price £350,000



Photos by Mark Watts

Outside

The cottage is approached via a small Cornish lane. It has a pretty garden laid mainly to lawn with some fruit trees and flower borders. A granite stone wall surrounds a lovely seating area from which one can relax listening to the babbling stream that adjoins the garden. To the rear is a pretty summer house which can be used as an artist studio/office and is fitted with a wood burner. There is also useful storage shed in the driveway and ample parking.

Holiday Let

The property is currently a successful holiday let through and has ongoing bookings and income.

Situation

The joy of The Old Reading room is its rural position and yet the village of St Breward is just a short walk away with the characterful Old Inn pub and the coast is only a 25 min (approx.) drive away. This cosy cottage is ideal for those looking for that rural idyll surrounded by pretty and un-spoilt countryside and is close to some of the West Countries most glorious coastline.

Directions

From Wadebridge on the A39 signed Camelford and after approximately 4 miles turn right signposted St Mabyn immediately opposite St Kew Golf Club. Through the village of St Mabyn on the B3266, turn left signed Camelford. Stay on this road for about 4 miles past Hengar Manor on the right. Turn next right and then immediately left signed St Breward. Follow this road down the hill, over the stone bridge and after about 500 yards The Old Reading Room will be found on the left hand side before going on up the hill into the village of St Breward.

Tenure

Freehold

Services

Mains electricity and water. Heating is run from an oil tank located in the garden and a boiler housed in a unit adjoining the property (newly installed in 2017).





Total Area
64.7 sqm – 697 sq ft

All measurements are approximate and are for illustration purposes only



VIEWINGS BY APPOINTMENT

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Energy Efficiency Rating		Current	Potential
Very energy efficient - best running costs	A		
(85-95)	B		
(75-85)	C		
(65-75)	D		
(55-65)	E		
(45-55)	F	28	29
(35-45)	G		
For energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Dimensions

Conservatory 8' 8" x 7' 6" (2.64m x 2.29m)

Lounge/Dining Room 17' 0" x 15' 7" (5.18m x 4.75m)

Kitchen 7' 6" x 7' 2" (2.29m x 2.18m)

Bedroom 1 12' 1" x 10' 9" (3.68m x 3.28m)

Bedroom 2 9' 0" x 8' 1" (2.74m x 2.46m)

Timber Utility Shed 7' 10" x 7' 8" (2.39m x 2.34m)

Timber Workshop/Garden Room 16' 6" x 8' 3" (5.03m x 2.51m)

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