



Bond
Oxborough
Phillips

Changing Lifestyles

Leacroft
Wadebridge
PL27 7HB



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Guide Price - £300,000



Changing Lifestyles

01208 814055

Leacroft, Wadebridge, PL27 7HB

Leacroft, A Chain free detached bungalow in a sought-after location



- Chain free detached bungalow in a sought-after location
- Spacious living room with slated fireplace and bifold doors to front decking
- Well-equipped kitchen with ample storage and breakfast bar
- Two generous double bedrooms with countryside views
- Family bathroom with walk-in shower plus useful boot room and hallway storage
- Large rear garden with patio, greenhouse and open outlook
- Garage with additional storage/utility potential and ample off-road parking
- Council Banding - C
- EPC - C



Situated in a sought-after position within Wadebridge, this beautifully presented two-bedroom bungalow is offered to the market chain free, making it an ideal opportunity for those looking for a smooth and straightforward move.

Upon entering the property, you are welcomed into a central hallway providing access to all main living spaces. To the left, there is a practical storage/boot room, perfect for coats, shoes and additional household storage. To the right, you'll find a spacious and bright living room, complete with a charming slated fireplace creating a cosy focal point.

Bifold doors open out onto the front decking area, allowing an abundance of natural light to flood the room and seamlessly blending indoor and outdoor living.

The kitchen offers ample cupboard space, space for a breakfast bar for casual dining, and room for integral appliances. A side door provides convenient access to the exterior of the property.

Towards the rear of the bungalow are two generously sized double bedrooms, both benefitting from beautiful double windows that enjoy stunning views across Wadebridge and the surrounding countryside. The family bathroom comprises a walk-in shower, WC, wash basin and a useful storage cupboard. There is also an additional storage cupboard located in the hallway.

Externally, the large rear garden features a greenhouse along with patioed and wood-chipped areas, offering versatile spaces for relaxing or entertaining, all while enjoying far-reaching views over Wadebridge and the countryside beyond. To the left of the property sits a substantial garage, with additional space to the rear that offers potential for a utility area or further storage.

At the front, the property provides ample off-road parking, stone-chipped areas for ease of maintenance, and direct access to the front decking, an ideal spot for enjoying the warmer months.

A wonderful opportunity to acquire a well-proportioned bungalow in a desirable location, early viewing is highly recommended.



Changing Lifestyles

Situated in the heart of North Cornwall, Wadebridge is a thriving and highly sought-after town known for its friendly community, excellent amenities and beautiful surrounding countryside.

The town offers a wide range of independent shops, cafés, restaurants and everyday conveniences, along with primary and secondary schooling. Wadebridge is also well known for the popular Camel Trail, providing scenic walking and cycling routes along the River Camel towards Padstow and Bodmin.

With its close proximity to some of Cornwall's finest beaches, including those along the North Cornish coast such as Polzeath and Rock, Wadebridge is perfectly positioned for those who enjoy coastal living while still benefiting from a well-connected and active town environment.

Combining countryside views, riverside walks and a vibrant local community, Wadebridge continues to be a desirable location for families, retirees and second-home owners alike.

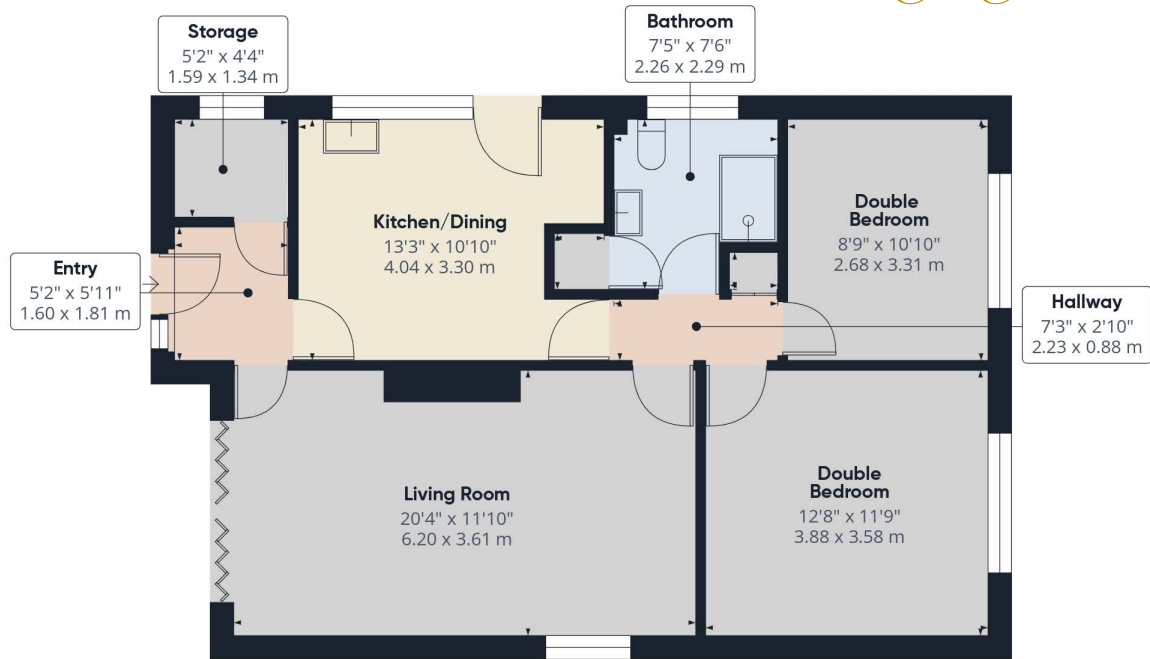


Please do not hesitate to contact
the team at
Bond Oxborough Phillips
Sales & Lettings on
01208 814055
for more information or to
arrange an accompanied viewing
on this property.

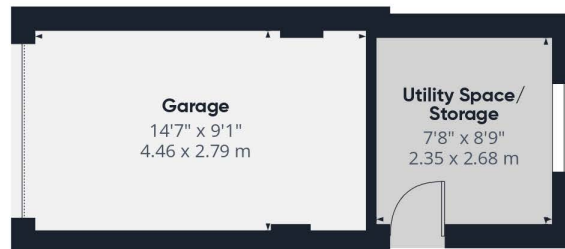
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Changing Lifestyles



Floor 0 Building 1



Floor 0 Building 2

Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01208 814055 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

PLEASE NOTE

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose.

We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.