



Bond
Oxborough
Phillips

Changing Lifestyles

Cobbler Cottage

Wadebridge

PL27 7NJ



BRITISH
PROPERTY
AWARDS

2025

★★★★★

GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Guide Price - £180,000



Changing Lifestyles

01208 814055

Cobblers Cottage, Wadebridge, PL27 7NJ



Charming Two-Bedroom Upside-Down Home with Private Balcony, Central Wadebridge Location, and Fantastic Potential to Create Your Ideal Town Residence

- Two-bedroom upside-down cottage located in the heart of Wadebridge
- Spacious open-plan living and dining room
- Private balcony with elevated views across the town
- Two well-proportioned ground floor bedrooms
- Family bathroom with bath, shower, basin and W.C.
- Modernisation required, offering excellent scope to personalise
- Ideal as a first home, investment or lock-up-and-leave property
- Chain Free!
- Council Banding - B
- EPC - C
- Two well - proportioned bedrooms



Situated within the heart of the ever-popular market town of Wadebridge, Cobbler Cottage is a charming two-bedroom upside-down home offering a wonderful opportunity for buyers looking to create a characterful town property within moments of the town's vibrant amenities.

Upon entering the property, you are welcomed into a ground floor hallway which provides access to the sleeping accommodation. To the left are two well-proportioned bedrooms, both offering comfortable spaces with plenty of potential for modernisation and personalisation. At the end of the hallway sits the family bathroom, fitted with a W.C., basin and bath with shower unit above.

Moving upstairs, the property opens up into a spacious open-plan living and dining room, forming the social heart of the home. This generous room offers excellent versatility for a range of furniture layouts, making it an ideal setting for both relaxing and entertaining. Large windows and sliding doors allow natural light to flood the room while also providing access onto a private balcony, where elevated views across the town can be enjoyed.

Leading from the living space is the separate kitchen, which remains connected to the main living area while offering its own defined space for cooking and preparation.

Externally, the property benefits from its private balcony, a lovely spot to enjoy the surrounding townscape. While the property does not have allocated parking, roadside parking is available just a short walk away.

Cobbler Cottage is ideally positioned on Chapel Lane, just moments from the bustling high street of Wadebridge, where a fantastic range of independent shops, cafés, restaurants and everyday amenities can be found. The town is also well known for access to the popular Camel Trail, offering scenic walking and cycling routes through the countryside towards Padstow and Bodmin.

Requiring some modernisation, the property presents a superb opportunity for a buyer to put their own stamp on a centrally located home, whether as a main residence, investment or lock-up-and-leave base in North Cornwall.

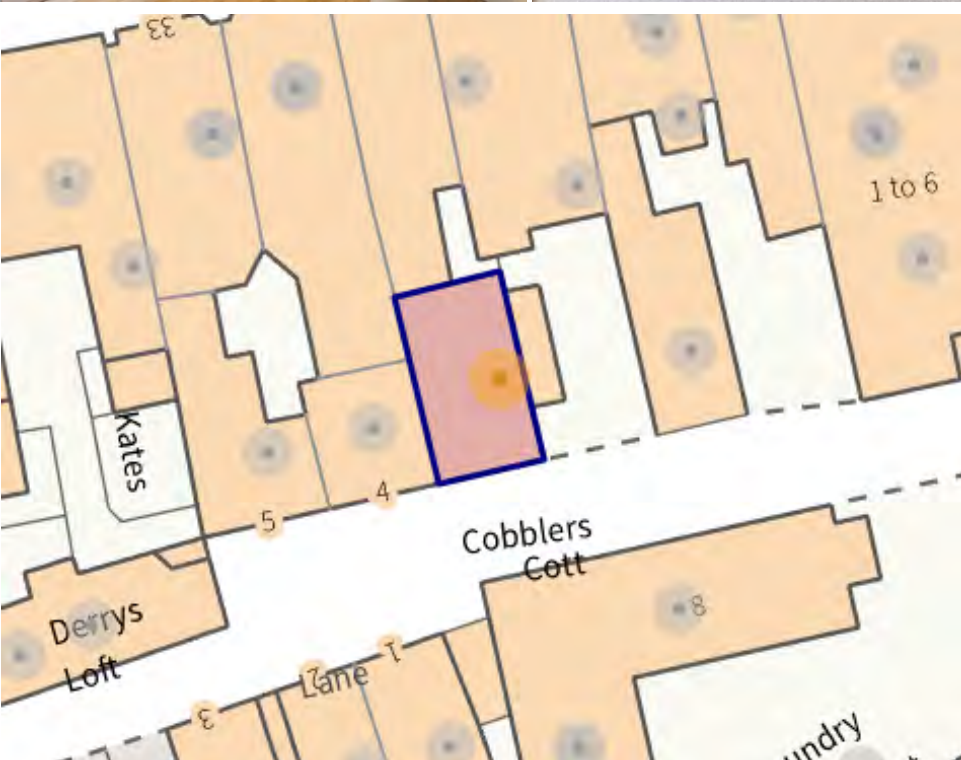
Offered to the market with no onward chain, an early viewing is highly recommended to fully appreciate the potential and prime town centre location Cobbler Cottage has to offer.

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Wadebridge is a vibrant market town located in North Cornwall, set along the scenic River Camel and acting as a gateway to the stunning North Cornwall coast. The town is well known for its historic charm, with a bustling high street filled with independent shops, cafés, restaurants, and essential amenities, making it a convenient and attractive place to live.

For leisure and outdoor enthusiasts, Wadebridge offers easy access to the Camel Trail, a popular walking and cycling route that links the town to Padstow, Bodmin, and the surrounding countryside. The town is also within a short drive of some of North Cornwall's most beautiful beaches, including Polzeath, Rock, and Daymer Bay, making it ideal for coastal living.

Wadebridge provides excellent local schools, a range of sports and leisure facilities, and regular community events, giving residents a strong sense of community alongside the convenience of a well-served town. Its combination of central amenities, transport links, and proximity to both countryside and coast makes it a highly desirable location for both families and individuals seeking a Cornish lifestyle.



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.

Virtual Tour:



Changing Lifestyles



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.