Bond Oxborough Phillips

Changing Lifestyles

30 Higher Whiterock
Wadebridge, PL27 7DU

BRITISH PROPERTY AWARDS 2025

GOLD WINNER

ESTATE AGENT IN WADEBRIDGE & ROCK



Guide Price - £190,000







30 Higher Whiterock, Wadebridge,

A light-filled retreat with wonderful views over Wadebridge. Charming, cosy and easy to enjoy

- Elevated position with stunning views across Wadebridge
- Charming one-bedroom bungalow, beautifully presented
- Light and airy open-plan kitchen/dining space
- Bright conservatory providing additional living space
- Enclosed rear garden with direct pathway access
- Peaceful yet convenient location close to town amenities
- Ideal for first-time buyers, downsizers or investment purchase
- Council Banding - B
- EPC -







Perched in an enviable elevated position, 30 Higher Whiterock is a beautifully presented one-bedroom bungalow, enjoying sweeping views across the rooftops of Wadebridge and beyond. Thoughtfully arranged and filled with natural light, this charming home offers a wonderfully cosy and homely feel. Perfect for those seeking a peaceful retreat within easy reach of the town.

At the heart of the property is a bright and sociable open-plan kitchen/dining space, designed for both comfort and practicality, whether enjoying quiet evenings in or entertaining guests. The well-proportioned double bedroom provides a calm and restful haven, complemented by a neatly appointed bathroom.

To the rear, a delightful conservatory creates an additional living area, bathed in light and offering the perfect spot to relax with a book or morning coffee while taking in the garden outlook. The enclosed rear garden is a true highlight—private and easy to maintain, with direct access onto a rear pathway, ideal for gentle strolls or convenient access.

With its elevated setting affording stunning town views, and its warm, inviting interior, this lovely bungalow presents a rare opportunity to acquire a low-maintenance home in a sought-after Wadebridge location.

Changing Lifestyles

Situated within the popular Higher Whiterock development on the outskirts of Wadebridge, this property enjoys a convenient yet peaceful setting, ideal for both full-time living and holiday use. Wadebridge itself is a vibrant and well-served market town, known for its welcoming community, independent boutiques, cafés, pubs and a selection of supermarkets, along with well-regarded primary and secondary schools.

One of the area's standout features is the nearby Camel Trail, offering miles of picturesque traffic-free paths stretching from Wadebridge to Padstow and Bodmin—perfect for walking, cycling and enjoying the stunning riverside scenery. The town also benefits from easy access to the beautiful Camel Estuary, popular for paddleboarding, kayaking and waterside dining.

The North Cornwall coastline is within easy reach, with the sought-after beaches of Polzeath, Daymer Bay and Rock all just a short drive away, offering golden sands, excellent surf and breathtaking coastal walks. The nearby town of Bodmin provides further amenities and access to the A30, connecting you to the rest of Cornwall and beyond.

Combining accessibility, lifestyle and natural beauty, this location is perfectly suited to those seeking a balance of town convenience and coastal living in one of North Cornwall's most desirable areas.





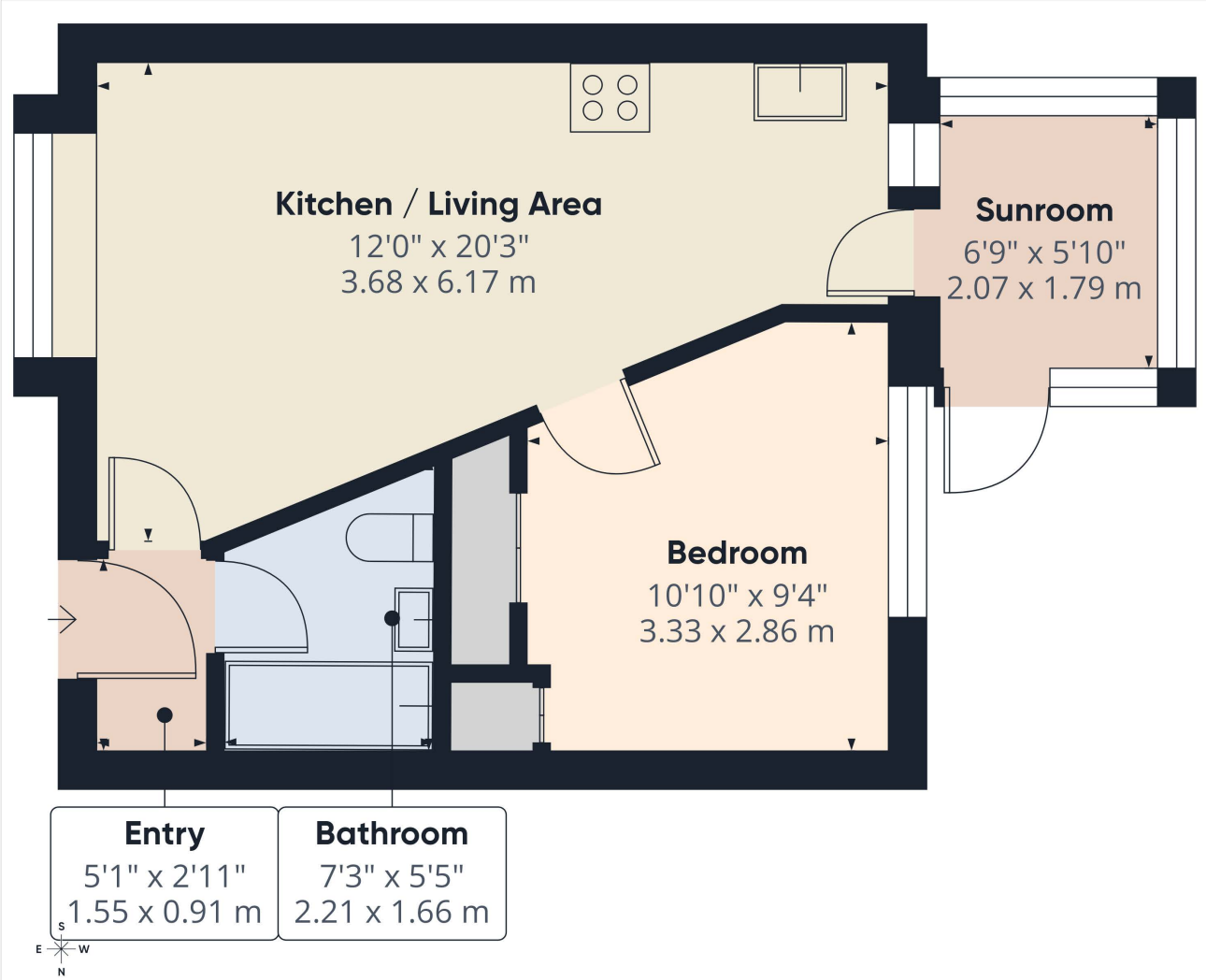






Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

Virtual Tour:



Approximate total area(1)

390 ft²

36.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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 recieve a referal 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.