



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

# 4 New Guineaport Wadebridge PL27 7BP



BRITISH  
PROPERTY  
AWARDS

2025

★★★★★

**GOLD WINNER**

ESTATE AGENT IN  
WADEBRIDGE & ROCK



## Guide Price - £325,000



Changing Lifestyles

01208 814055



# 4 New Guineaport, Wadebridge, PL27 7BP

A Beautifully Positioned Home with Exceptional Estuary Outlooks



- Three-bedroom terraced home arranged over three spacious floors
- Stunning views across the River Camel and estuary
- Spacious open-plan kitchen/dining room with Aga
- Bright bay-fronted living room flooded with natural light
- Utility room with separate sink and garden access
- Generous rear garden with patio, lawn and garden shed
- No onward chain
- Sought-after Guineaport Road location close to Wadebridge town centre
- Council Banding - C
- EPC - TBC



Occupying an elevated position on New Guineaport in Wadebridge, this charming three-bedroom terraced home offers spacious and versatile accommodation arranged over three floors, enjoying stunning views across the River Camel and surrounding estuary.

Upon entering the property, you are welcomed by a large entrance hallway providing access to the principal living spaces and staircase to the upper floors. The living room is a bright and inviting space, beautifully enhanced by a bay window overlooking the River Camel, allowing an abundance of natural light to flood the room whilst the elevated outlook creates a wonderful sense of openness.

To the rear of the property is a generously sized open-plan kitchen/dining room, ideal for both everyday family living and entertaining guests. The dining area comfortably accommodates a large dining table and benefits from additional cupboard storage alongside a traditional Aga, creating a warm and characterful focal point.

The kitchen itself offers ample worktop and cupboard space, together with room for integrated appliances. Leading from the kitchen is a practical utility room complete with a separate sink and space for both a washing machine and tumble dryer, with direct access out to the rear garden.

The first floor comprises a spacious family bathroom fitted with both a bath and separate walk-in shower, alongside two well-proportioned double bedrooms.

The front-facing bedroom benefits from an en suite shower room, built-in wardrobes and enjoys stunning views across the river estuary and surrounding countryside.

Occupying the top floor is a further generous double bedroom, complete with three Velux windows that allow plenty of natural light to pour in, creating a bright and airy retreat.

Externally, the property continues to impress with a delightful tiered rear garden featuring a patio seating area, gravelled and bedding sections and a garden shed positioned at the top of the garden. To the front, a large gravelled area with raised flower beds adds to the property's kerb appeal. The home also enjoys uninterrupted views towards the local cricket grounds, playing fields and Camel Estuary, providing a truly special setting, as well as offering direct access to the long distance Camel Trail.

Offered to the market with no onward chain, this fantastic home presents an excellent opportunity to acquire a characterful and well-positioned property in the heart of Wadebridge.





# Changing Lifestyles

Wadebridge is a thriving and highly sought-after market town situated on the banks of the River Camel in North Cornwall, renowned for its vibrant community atmosphere, excellent amenities, and easy access to some of Cornwall's most stunning coastline.

The town offers a fantastic selection of independent shops, cafés, restaurants, pubs, supermarkets, and well-regarded schools, making it an extremely popular location for families and professionals alike. Wadebridge is also famous for the Camel Trail, a scenic walking and cycling route stretching through beautiful Cornish countryside towards Padstow and Bodmin.

The picturesque harbour town of Padstow and the stunning beaches of Polzeath, Daymer Bay, and Rock are all within easy reach, offering excellent opportunities for surfing, coastal walks, and outdoor leisure activities.

Wadebridge benefits from excellent transport links, with convenient access to the A39 and A30, while nearby Bodmin Parkway railway station provides direct services to Plymouth, Exeter, and London Paddington.

Combining a lively community, beautiful surroundings, and excellent accessibility, Wadebridge continues to be one of North Cornwall's most desirable places to live.

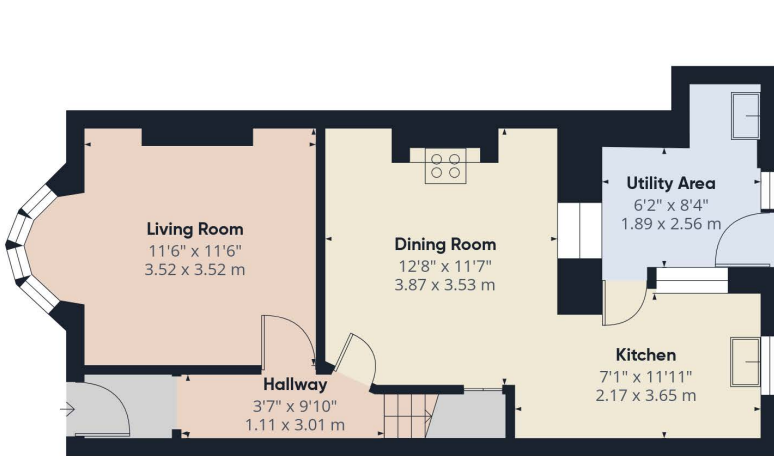


Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

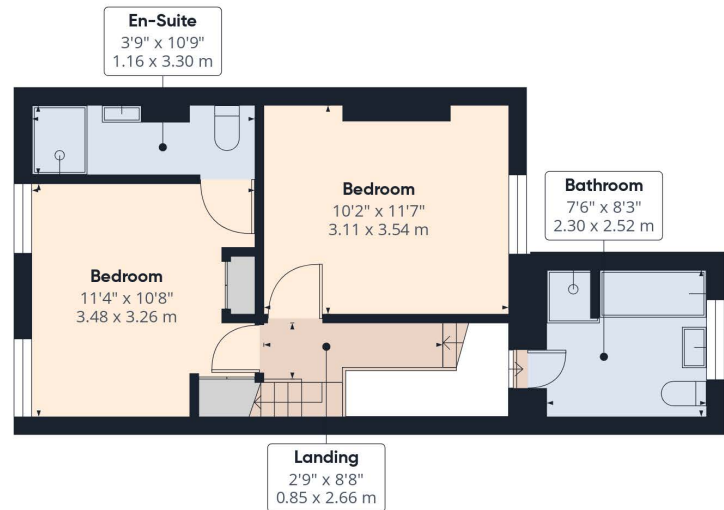
Virtual Tour:



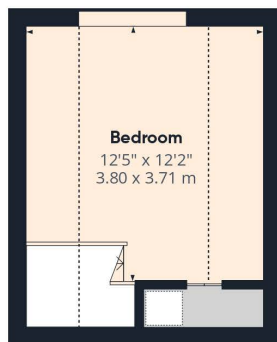
# Changing Lifestyles



Floor 0



Floor 1



## 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.