Bond Oxborough Phillips

Changing Lifestyles

51 Foxdown Manor
Wadebridge
PL27 6BD

BRITISH PROPERTY AWARDS 2025 ★★★★★ GOLD WINNER ESTATE AGENT IN WADEBRIDGE & ROCK



Guide Price - £350,000







51 Foxdown Manor, Wadebridge, PL27 6BD

A modern and versatile family home offering spacious living across three levels, a standout master bedroom and generous rear garden.

- Three/Four-Bedroom Semi-Detached Family Home
- Modern & Well Presented Throughout
- Spacious Accommodation Across Three Levels
- Impressive Extended Master Bedroom
- Modern Open Plan Kitchen/Dining Room
- Generous Living Room
- Useful Home Office with Ground-Floor Shower Room
- Generous Rear Garden
- Further Tiered Garden with Landscaping Potential
- Off-Road Parking
- Popular Wadebridge Location
- Council Banding - C
- EPC - TBC







Welcome to this impressive and highly versatile three/four-bedroom semi-detached home, ideally positioned within the popular town of Wadebridge.

Modern and well presented throughout, the property offers generous accommodation arranged across three levels, creating a superb family home with flexible living spaces, excellent natural light and a substantial rear garden.

Upon entering the property, you are welcomed into a useful entrance area which provides access to the lower level of the home. To the left is a well-proportioned double bedroom, ideal for family members, guests or those looking for additional flexibility.

Continuing through, you arrive at the spacious living room. Bright and inviting, this impressive room enjoys plenty of natural light and offers ample space for a range of furniture, creating a comfortable setting for both everyday family life and entertaining.

Heading downstairs from the entrance brings you into the main kitchen and dining area. Modern in design, the kitchen provides an excellent range of cupboard and drawer storage, generous worktop space and room for appliances, while still allowing plenty of space for a family dining table. Sliding doors open directly onto the rear garden, providing a natural connection between the indoor and outdoor spaces and making this a great area for entertaining during the warmer months.

Also positioned on this level is a useful home office area, ideal for those working remotely or providing an additional study space for the family. Completing the floor is a stylish shower room/WC, fitted with a modern walk-in shower, WC and basin.

Returning to the living room, stairs rise to the first floor where the remaining bedrooms and family bathroom can be found. A particular highlight is the impressive master bedroom, which forms part of a substantial extension to the original home. Generously proportioned and flooded with natural light, the room benefits from multi-aspect windows together with skylights above, creating a wonderfully bright and spacious feel. Built-in wardrobes provide excellent storage while maintaining plenty of usable floor space.

The additional bedrooms offer further flexibility for children, guests or hobbies, while the modern family bathroom is fitted with a bath with shower over, WC and basin.

Externally, the property continues to offer plenty of potential. The rear garden provides an excellent amount of outside space for children, pets and entertaining. The lower section of the garden is tiered and offers an exciting opportunity for a new owner to landscape and create a further attractive garden area to suit their own requirements.

To the front, the property benefits from off-road parking and access to a modern integral single garage, adding further everyday practicality.

Overall, this is a fantastic modern family home combining versatile accommodation, impressive living spaces and a generous garden. Its flexible three-level layout, standout master bedroom and convenient Wadebridge location make it a property well suited to a wide variety of buyers.

Agency Note: Please note that the sellers are arranging for new composite decking to be installed within the rear garden, further improving the outside entertaining space.

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Situated within the popular Foxdown Manor area of Wadebridge, the property enjoys a convenient residential setting within easy reach of the town centre and its wide range of amenities. Foxdown Manor is a well-established residential area, particularly popular with families and those looking to enjoy the convenience of town living while remaining within easy reach of the surrounding North Cornwall countryside and coastline.

Wadebridge itself is a thriving market town positioned alongside the River Camel, offering an excellent selection of independent shops, cafés, pubs and restaurants, alongside supermarkets, healthcare facilities, leisure amenities and both primary and secondary schooling. The town also provides good transport connections to surrounding areas, making it a practical base for everyday life.

One of Wadebridge's best-known attractions is the Camel Trail, a picturesque walking and cycling route following the former railway line alongside the Camel Estuary towards Padstow, while travelling inland towards Bodmin in the opposite direction. The surrounding countryside also provides plenty of opportunities for walking and outdoor pursuits.

For those looking to enjoy the North Cornwall coastline, Wadebridge is ideally positioned for access to some of the area's most popular destinations. The beaches and coastal villages of Rock, Polzeath and Daymer Bay are all within comfortable driving distance, while Padstow can be reached by road or enjoyed via the Camel Trail. This combination of everyday amenities, schooling, countryside and easy access to the coast makes Foxdown Manor an excellent location for family living.











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.

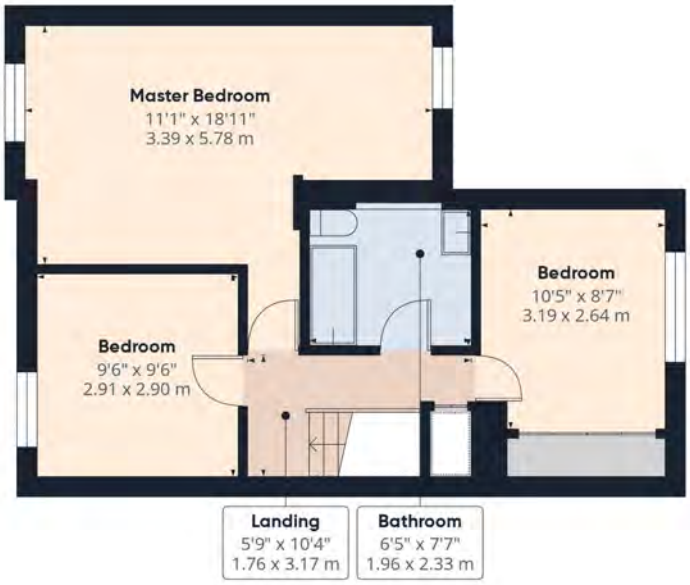
Virtual Tour:



Floor 0



Floor 1



Floor 2

Have a property to sell or let?

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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.