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Changing Lifestyles

Fairhaven
Wadebridge
PL27 6DH



BRITISH
PROPERTY
AWARDS

2025

★★★★★

GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Guide Price - £500,000



Changing Lifestyles

01208 814055

Fairhaven, Wadebridge, PL27 6DH



A Rare Opportunity to Acquire a Spacious Three-Bedroom Detached Home, Set Within Approximately 0.30 Acres of Private, Established Gardens, Complete with Versatile Outbuildings, Garage and Ample Parking in Sought-After Wadebridge.

- Three Bedroom Detached Dormer Bungalow
- Generous Private Plot of Approx. 0.30 Acres
- Sought-After Gonvena Hill Location
- Spacious Open-Plan Kitchen/Dining Room
- Extensive Established Gardens with Mature Planting
- Versatile Multi-Room Log Cabin with Bathroom
- Single Garage and Separate Utility Room
- Ample parking & separate garage
- Ample Off-Road Parking for Multiple Vehicles
- Additional Garden Outbuilding and Storage
- Within Easy Reach of Wadebridge Town Centre
- Council Banding - D
- EPC - TBC



Occupying a generous and private plot of approximately 0.30 acres, Fairhaven is an attractive three-bedroom detached dormer bungalow situated in a desirable position on Gonvena Hill, Wadebridge.

Offering spacious and versatile accommodation, extensive gardens, a single garage and multiple outbuildings, this individual home presents a rare opportunity for those seeking generous living space and substantial grounds within the town.

Upon entering the property, a welcoming entrance porch leads through to a central hallway, providing access to the principal ground floor accommodation and setting the tone for this charming home. To the right, a generously proportioned separate living room offers a wonderful space to relax and unwind. Featuring high ceilings, an attractive bay window and a characterful fireplace housing a wood-burning stove, this inviting room combines comfort and character, creating the perfect setting for cosy evenings.

Returning to the hallway, the first of two ground floor double bedrooms can be found, offering excellent proportions and ample space for bedroom furnishings. A modern family bathroom follows, thoughtfully appointed with a separate shower enclosure, wash basin and W.C., conveniently servicing both ground floor bedrooms. The second bedroom is equally well proportioned, providing another comfortable double room with plenty of flexibility for furnishings or alternative uses.

Undoubtedly, the heart of the home is the impressive open-plan kitchen and dining room. This substantial and sociable space is perfectly suited to modern family living and entertaining, offering an excellent combination of practicality and comfort. The well-established kitchen features a comprehensive range of fitted units, integrated appliances, generous worktop space and a stylish central island, alongside additional space for a dishwasher. The dining area comfortably accommodates a large family dining table, with further room for additional furnishings if desired. French doors open directly onto the rear garden, allowing natural light to flood the room whilst creating a seamless connection between indoor and outdoor living. A useful side cloakroom with W.C. completes the ground floor accommodation, providing additional convenience and access to the outside.

Ascending to the first floor, the principal bedroom provides a particularly impressive retreat. This spacious, vaulted room enjoys an abundance of character and natural light, with a dormer window overlooking the beautiful rear gardens. The bedroom benefits from built-in wardrobe space, useful access to eaves storage and its own en-suite bathroom, complete with a shower, wash basin and W.C., creating a comfortable and private space away from the main living accommodation.

It is externally where Fairhaven truly comes into its own. Occupying a substantial plot extending to approximately 0.30 acres, the property enjoys a wonderful degree of privacy and an abundance of outdoor space, something increasingly difficult to find within Wadebridge.

To the front, a generous driveway provides off-road parking for multiple vehicles, alongside access to a single garage. A sliding door leads through to a useful covered resin patio area, offering a sheltered outdoor space with a variety of potential uses. Positioned directly behind the garage is a separate utility room, providing additional practicality and valuable space away from the main accommodation.

The extensive rear gardens are a particular highlight, offering an established and wonderfully varied outdoor setting. Predominantly laid to lawn, the grounds feature an abundance of mature trees, shrubs and planting, creating a peaceful and private environment with plenty of interest throughout. A small garden pond adds further character, whilst the sheer size of the plot presents an exciting opportunity for keen gardeners, growing families or those simply wishing to enjoy their own substantial outdoor space.

Further enhancing the property's appeal are two separate outbuildings. The principal outbuilding is a substantial timber log cabin, offering a versatile arrangement of multiple rooms, including a bathroom. This fantastic addition provides excellent flexibility for a variety of potential uses, subject to any necessary consents, and represents a particularly appealing feature of the property.

Towards the bottom of the garden, a further detached outbuilding can be found, currently utilised for the storage of garden equipment and tools, providing additional practical space to complement the extensive grounds.

Fairhaven is a wonderfully individual and versatile detached home, combining generous internal accommodation with an exceptionally spacious and private garden plot. With three double bedrooms, two bathrooms plus a ground floor cloakroom, a sociable open-plan kitchen/dining room, a characterful living room, ample parking, a garage and multiple useful outbuildings, the property offers an exciting opportunity for a wide range of buyers.



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Wadebridge is a thriving and highly sought-after market town situated in the heart of North Cornwall, offering an excellent balance of countryside charm, coastal convenience and everyday amenities. The town boasts a fantastic selection of independent shops, cafés, restaurants, supermarkets and leisure facilities, along with well-regarded primary and secondary schools.

The town is particularly popular for its proximity to the stunning North Cornwall coastline, with the picturesque coastal destinations of Rock and Polzeath just a short drive away. Rock is renowned for its beautiful estuary setting, sailing opportunities and popular restaurants, whilst Polzeath offers a magnificent sandy beach, excellent surfing conditions and breathtaking coastal walks.

Wadebridge is also home to the famous Camel Trail, providing a scenic walking and cycling route connecting the town to Padstow and Bodmin. With excellent access to the A39, beautiful surrounding countryside and some of Cornwall's finest beaches within easy reach, Wadebridge continues to be a desirable location for families, professionals and those seeking a relaxed 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



Floor 0 Building 1



Floor 0 Building 2

Floor 1 Building 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.