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Phillips

Changing Lifestyles

37 Egloshayle Road
Wadebridge
PL27 6AE



BRITISH
PROPERTY
AWARDS

2025

★★★★★

GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Guide Price - £525,000



Changing Lifestyles

01208 814055

37 Egloshayle Road , Wadebridge, PL27 6AE



An impressive four-bedroom period townhouse, proudly elevated above Egloshayle Road with Camel Estuary views, detached double garage, private parking and no onward chain

- Substantial Four-Bedroom, Three-Storey Townhouse
- Elevated Position with Views Towards the Camel Estuary
- No Onward Chain – Ready to Move Into
- Detached Double Garage & Private Gated Parking
- Three En-Suite Facilities Plus Family Shower Room
- Versatile Lower Ground Floor – Ideal for Multi-Generational Living or Home Office
- Character Features Including High Ceilings, Hardwood Flooring & Open Fireplace
- Solid Wood Kitchen with Range Cooker & Flagstone-Style Flooring
- Tiered, Low-Maintenance Rear Garden & Additional Front Garden
- Council Banding - C
- EPC - TBC



Occupying an elevated and proud position along the ever-popular Egloshayle Road, this substantial four-bedroom, three-storey townhouse combines impressive proportions, period character and flexible accommodation with views towards the Camel Estuary.

Further enhanced by a detached double garage, private parking and a tiered rear garden, the property is offered to the market with no onward chain and is ready for its next owners to move straight in and enjoy.

Stepping through the front door, you are welcomed into an inviting entrance hallway where the character of the home is immediately apparent. High ceilings, hardwood flooring and period touches set the tone for the generous accommodation that follows. To the right is the impressive separate lounge, a wonderfully proportioned reception room where the high ceilings create an immediate sense of space. A large bay window floods the room with natural light, while an open fireplace provides an attractive focal point and further adds to the character and warmth of the home.

Adjacent is the separate formal dining room, another excellent reception space featuring high ceilings, solid wooden flooring and a large display window. Generous enough to accommodate a substantial dining table, this is a fantastic room for entertaining family and friends.

Continuing through, the kitchen complements the age and character of the property particularly well. Solid wooden cabinetry is paired with solid worktops and flagstone-style slate flooring to create a space that feels both stylish and sympathetic to its surroundings. A gas range cooker with five-point hob, dishwasher and washing machine are included, with additional space provided for a large fridge/freezer. Floor-to-ceiling glazing allows plenty of natural light into the room, while an external door provides convenient access to the outside space.

Moving down to the lower ground floor reveals one of the property's most versatile features. Here, a generous double bedroom benefits from its own independent access through French doors, together with a private en-suite comprising a shower, WC and wash basin. The separation from the principal accommodation creates excellent potential for multi-generational living, guest accommodation or, alternatively, a substantial private home office or study.

The upper floor continues to impress, with three double bedrooms arranged around a characterful vaulted landing. The principal bedroom is a particular highlight, offering excellent proportions alongside its own substantial open-plan style en-suite bathroom, complete with bath, separate shower, WC and wash basin.

Bedroom two is another generous double room and enjoys attractive views towards the Camel Estuary, as well as the convenience of its own private en-suite shower room with WC and wash basin. The third bedroom is again a very well-proportioned double, reinforcing the impressive scale of accommodation throughout the property. Completing the upper floor is a family shower room with WC, shower and wash basin, together with an additional separate WC and wash basin.

Outside, the property offers a tiered rear garden designed with relatively low maintenance in mind and predominantly laid to decking, providing several areas in which to sit, entertain and enjoy the outside space. At the top of the plot is a private gated parking space alongside a detached double garage, providing valuable additional covered parking, storage or potential for alternative use or conversion, subject to obtaining any necessary consents. To the front, a further patio area and lawn provide additional outside space and complement the property's elevated position.

With its combination of substantial and flexible three-storey accommodation, four double bedrooms, multiple bathrooms, character features, river views, private parking and detached double garage, 37 Egloshayle Road represents an increasingly rare opportunity within Wadebridge. Importantly, the property is being sold with no onward chain, removing the complication of an onward purchase and placing the house in an excellent position for buyers looking to proceed.

Chain-free, ready to move into and offering an exceptional amount of space in a sought-after Wadebridge location, an internal viewing is highly recommended to fully appreciate everything this impressive home has to offer.



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Egloshayle Road is a popular and well-established residential area of Wadebridge, conveniently positioned for easy access to the town centre and its excellent range of everyday amenities. Wadebridge offers a variety of independent shops, cafés, restaurants and public houses, together with supermarkets, leisure facilities, primary and secondary schooling and excellent transport links.

The nearby Camel Trail provides a particularly attractive traffic-free route for walking and cycling, following the Camel Estuary towards the picturesque harbour town of Padstow in one direction and inland towards Bodmin in the other.

The historic village of Egloshayle, with its attractive church and riverside setting, is also close at hand, while the surrounding North Cornwall countryside provides plenty of opportunities for walking and outdoor pursuits.

Wadebridge is ideally placed for exploring the wider North Cornwall area, with the renowned beaches and coastal villages of Rock, Polzeath and Daymer Bay all within comfortable driving distance. The popular fishing port of Padstow is also easily accessible, making the location an excellent base from which to enjoy both the coast and countryside.

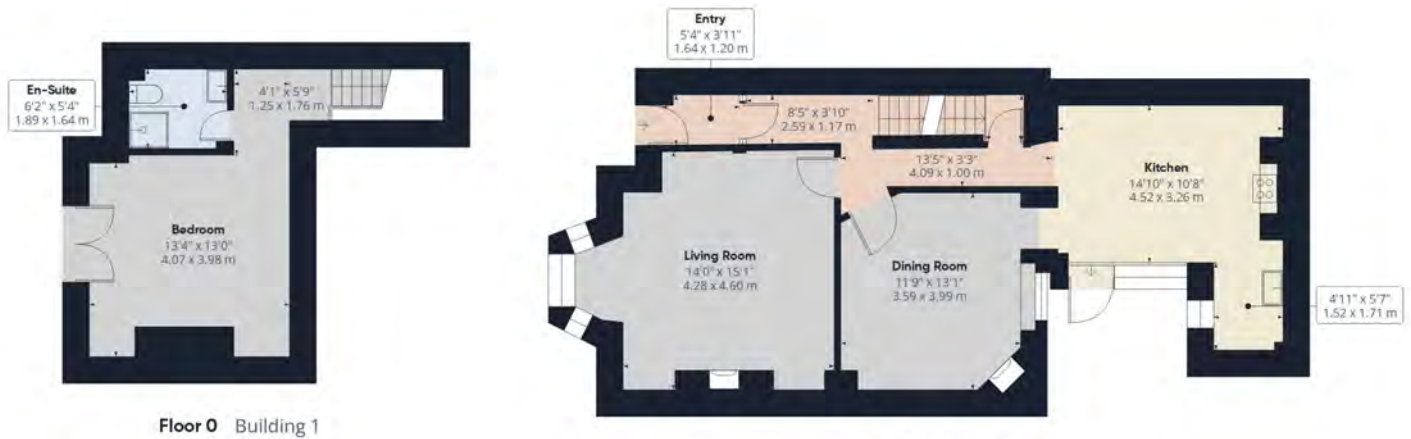


Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

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.