Bond Oxborough Phillips

Changing Lifestyles

The Cottage
Wadebridge
PL27 7BW

BRITISH PROPERTY AWARDS 2025

GOLD WINNER

ESTATE AGENT IN WADEBRIDGE & ROCK



Guide Price - £260,000







The Cottage, Wadebridge, PL27 7BW

A Charming Three-Bedroom Cottage in the Heart of Wadebridge, Enjoying Estuary Views, Character Features and a South-Facing Garden..

- Charming three-bedroom terraced cottage
- No onward chain
- Sought-after Guineaport Road location
- Attractive views towards the Camel Estuary
- Cosy sitting room with wood-burning stove
- Characterful kitchen/dining room with slate flooring
- Generous south-facing shared rear garden
- Versatile garden studio/outbuilding
- Council Banding - B
- EPC - E







A charming three-bedroom terraced cottage, ideally positioned along the sought-after Guineaport Road in Wadebridge, enjoying attractive views towards the Camel Estuary and neighbouring cricket ground. Full of character, the property offers a cosy sitting room with a wood-burning stove, a spacious kitchen/dining area, three bedrooms and a modern ground-floor bathroom. Outside, there is a generous south-facing rear garden shared with the neighbouring property, a versatile studio/outbuilding and a level front garden. Offered to the market with no onward chain, this delightful home presents an excellent opportunity for first-time buyers, investors or those seeking a characterful property close to the town centre.

Upon entering the cottage, you are welcomed into a separate entrance porch, providing a practical space for coats and footwear before stepping into the sitting room.

This inviting reception room enjoys pleasant views towards the Camel Estuary, with a traditional wood-burning stove creating an attractive focal point. The room offers a comfortable setting for relaxing, particularly during the colder months.

Moving further into the property, the kitchen/dining room features characterful slate flooring and a practical layout, with ample cupboard and worktop space alongside room for freestanding appliances. The dining area provides space for a family table and benefits from direct access to the rear garden.

Completing the ground floor is a modern bathroom, fitted with a bath and overhead shower, wash hand basin, WC and useful storage.

Stairs rise to the first floor, where the accommodation comprises three bedrooms, including a double and two singles.

Two of the bedrooms benefit from attractive views across the neighbouring cricket ground and towards the River Camel, while the layout offers flexibility for guests, family members or those requiring a home office.

To the rear, the property enjoys a generous, south-facing garden, shared with the adjoining cottage to the right. The predominantly level outdoor space provides an appealing setting for gardening, outdoor dining or simply enjoying the sunshine.

At the top of the garden sits a spacious studio/outbuilding, offering a variety of potential uses, including a workshop, hobby room, home office or additional storage.

The property also benefits from a sizeable, level front garden, providing an attractive approach and further usable outdoor space.

Situated along Guineaport Road, the cottage is within easy reach of Wadebridge town centre, offering a range of independent shops, cafés, restaurants and everyday amenities. The nearby Camel Trail provides scenic walking and cycling routes towards Padstow and Bodmin, while the surrounding countryside and North Cornish coastline are easily accessible.

Available with no onward chain, this characterful cottage is well worth viewing to appreciate its accommodation, outlook and convenient position.

Changing Lifestyles

Wadebridge is a thriving and picturesque market town situated in the heart of North Cornwall, offering an excellent range of amenities, beautiful surrounding countryside and convenient access to some of the county's most sought-after coastal destinations. The town boasts a vibrant high street with a variety of independent shops, cafés, restaurants and traditional pubs, alongside supermarkets, leisure facilities and both primary and secondary schooling.

One of Wadebridge's most popular attractions is the renowned Camel Trail, a scenic walking and cycling route following the Camel Estuary towards Padstow and inland towards Bodmin. The town also benefits from an excellent choice of recreational facilities, including a leisure centre, sports clubs and nearby golf courses.

Ideally positioned for exploring the North Cornish coastline, Wadebridge is just a short drive from the beautiful sandy beaches of Polzeath, Daymer Bay and Rock, while the popular harbour town of Padstow is also within easy reach. The surrounding countryside provides an abundance of picturesque walks and outdoor pursuits.

Wadebridge enjoys convenient transport connections via the nearby A39 and A30, providing access to Bodmin, Newquay and the wider county. Bodmin Parkway railway station offers mainline services, while Newquay Airport provides domestic and selected international flights.

Combining a welcoming community atmosphere, excellent local amenities and an enviable position close to Cornwall's stunning coastline, Wadebridge remains one of North Cornwall's most desirable places to call home.





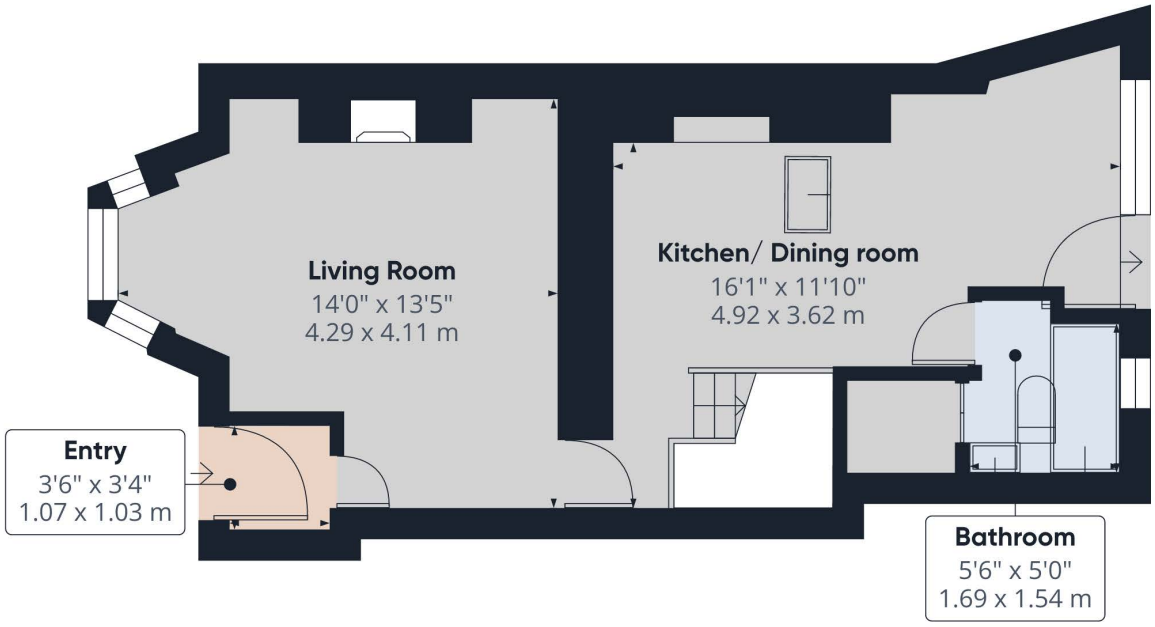




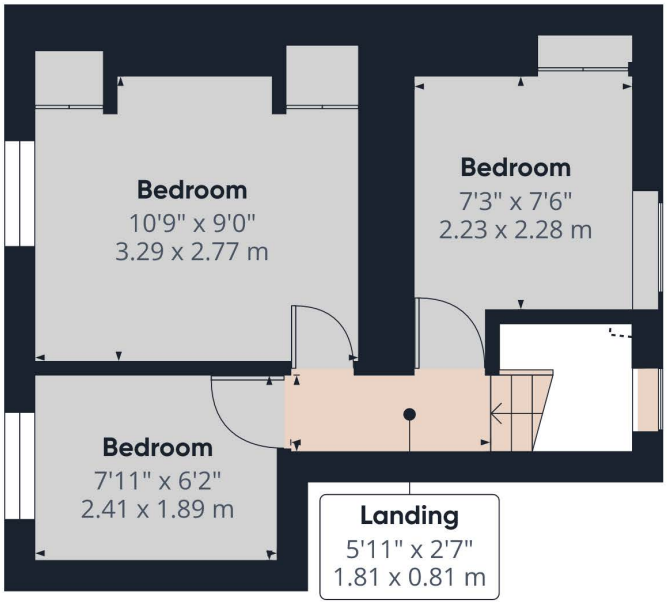


Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

Virtual Tour:



Floor 0 Building 1



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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.

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