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Oxborough
Phillips

Changing Lifestyles

1 Rose Cottage

Wadebridge

PL27 6DB



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £260,000



Changing Lifestyles

01208 814055

1 Rose Cottage, Wadebridge, PL27 6DB



Set in the heart of Wadebridge a fabulous 2 bedroom cottage, with generous living space throughout...

- Impressive Cottage
- Modern Family Bathroom
- Sleek Kitchen/Dining Room
- Downstairs W/C
- Modern Family Bathroom
- Versatile Downstairs Room
- Private Courtyard
- Popular Town Location
- Cosy Living Room
- Council Banding - A
- EPC - E



Situated in the heart of Wadebridge, 1 Rose Cottages presents a charming 2-bedroom cottage that blends period character with modern living. Offering spacious and comfortable accommodation, this property is an ideal choice for first-time buyers or those looking to downsize while enjoying the convenience of being within easy reach of the town centre.

Upon entering, you are welcomed into a spacious hallway, providing the perfect space for removing outerwear. At the end of the hall, you'll find a practical W.C and basin, offering added convenience for residents and guests alike. The cosy living room is a highlight of the property, providing ample space for large furnishings and creating a comfortable space to unwind. The wood-burning stove adds an extra touch of character, making this room the perfect place to relax on chilly evenings. The living room enjoys good head height, enhancing the sense of space throughout.

Moving through to the kitchen/dining room, the room is filled with character thanks to exposed wooden ceiling beams, which create a rustic, inviting atmosphere. The modern kitchen is well-appointed with built-in appliances, offering plenty of worktop space for cooking and food preparation. Central to the room, there is space for a dining table, making it a fantastic space for both everyday dining and entertaining guests.

A third, versatile room can be found just beyond the kitchen. This space offers a range of possibilities, whether as a downstairs study, playroom, utility area, or even as a third single bedroom to suit your needs.

Upstairs, the property continues to impress with two spacious double bedrooms. The master bedroom is particularly striking, featuring vaulted ceilings and dual-aspect windows that fill the space with natural light and enhance the sense of luxury. This light-filled room provides a peaceful and airy retreat. The modern family bathroom completes the upper floor, with a bath, shower unit, W.C., and basin.

Externally, the property boasts a private courtyard, offering the ideal space for outdoor dining or enjoying the sunshine. This peaceful area is perfect for relaxation and enjoying the outdoors in privacy.

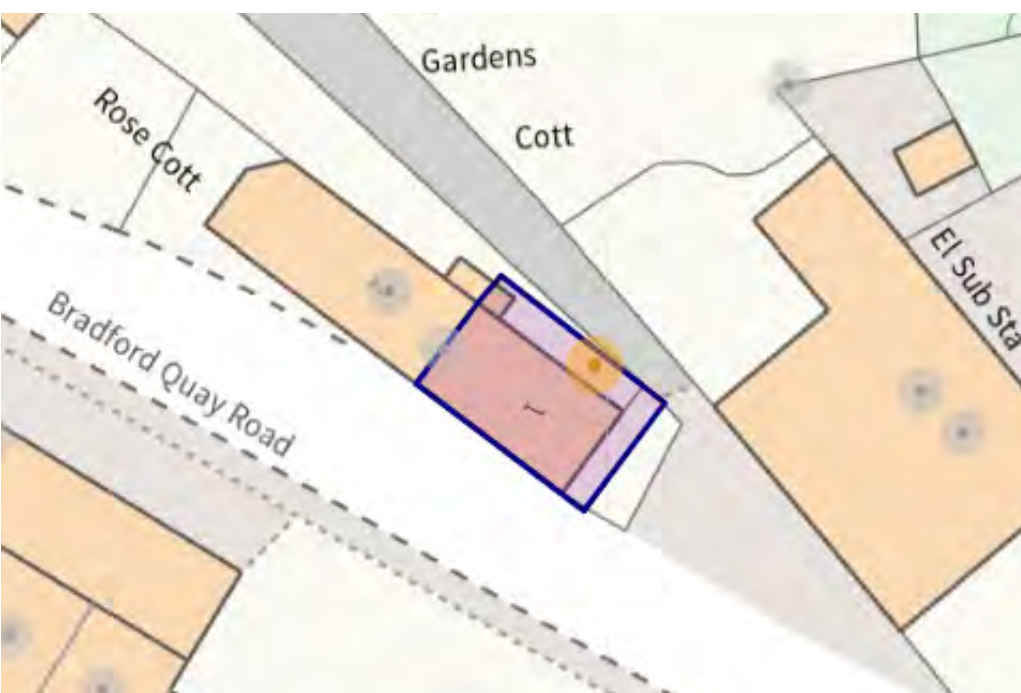
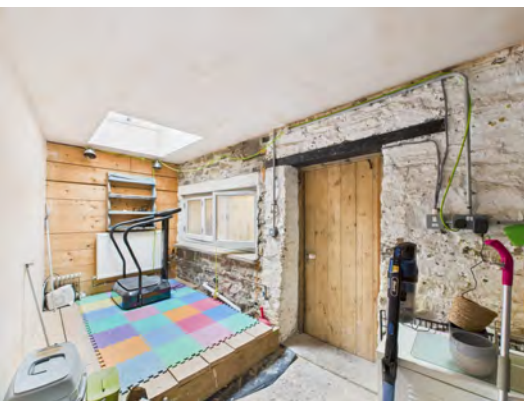
Location is key with this property, as it is just a short 2-minute flat walk to the vibrant town centre of Wadebridge, where you'll find a wealth of shops, cafes, and amenities. The cottage is also perfectly positioned for easy access to the surrounding countryside and nearby attractions.

1 Rose Cottages offers the perfect blend of character, modernity, and practicality. With good head height throughout and a layout that makes the most of its space, this property is an excellent opportunity for anyone looking to invest in a beautiful, well-located home. A viewing is highly recommended to fully appreciate the charm and character this property has to offer.



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Wadebridge town is only a short walk away with its pedestrianised centre, where you can find a cinema, a range of national retailers and local independent shops as well as a selection of cafés, pubs and restaurants. With Tesco and a 24 hour M&S Wadebridge situated at the top of West-Hill Wadebridge really does have everything you need. Wadebridge is the perfect place from which to explore the North Cornish countryside as well as being the gateway to the beautiful scenery and stunning beaches of Rock and Polzeath, both of which have excellent golfing facilities. The famous Camel Trail, a walk and cycle path that has replaced the old railway tracks from Bodmin to Padstow, runs through the town. You'll find attractive scenery and plenty of wildlife to be enjoyed along this riverside trail, a very pleasant, traffic free way to walk or cycle to Padstow and the coast, or inland through wooded valleys to Bodmin and the moor.



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.

Scan here for our Virtual Tour:





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.

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