



Bond
Oxborough
Phillips

Changing Lifestyles

Berkeley
Wadebridge
PL27 7HD



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £700,000



Berkeley, Wadebridge, PL27 7HD



Set in the heart of Wadebridge sits a fabulous four/five bedroom detached home, with generous living space throughout..

- Impressive Detached Modern Home
- Family Bathroom & Master En-Suite
- 4 Double Bedrooms
- Ground Floor Bedroom with Ensuite
- Stunning views over Wadebridge
- Large Kitchen & Dining Room
- Practical Utility Room
- Separate Living Room
- Large Private Rear Garden
- Integral Single Garage
- Off-Road Parking for Multiple Vehicles
- Popular Town Location
- Council Banding - F
- EPC - C



Welcome to Berkeley, a stunning 4/5 bedroom detached home nestled in one of Wadebridge's most coveted locations. Offering an unbeatable combination of spacious living, modern elegance, and sweeping views over the town and estuary, this property is a true gem.

Located just a short walk from the heart of Wadebridge, this is an incredible opportunity to own a home in one of Cornwall's most desirable areas.

From the moment you step inside, you'll feel the sense of space and sophistication that defines Berkeley. The welcoming hallway sets the tone for the home, inviting you to explore the impressive living spaces. To the right, a generous double bedroom with its own private ensuite offers the perfect solution for ground floor living, providing flexibility and privacy. This versatile space is perfect for those seeking the ease of ground floor living. A conveniently located ground floor WC and a versatile study, which could easily be transformed into a fifth bedroom, offer even more possibilities to suit your needs.

The heart of this home lies in the jaw-dropping open-plan kitchen and dining area. This light-filled space, with its modern appliances and generous worktop areas, is perfect for both everyday living and entertaining. Large rear-facing windows allow natural light to pour in, creating an airy and inviting atmosphere, while the panoramic views of the town and estuary provide a backdrop that's simply stunning. French doors open onto a large rear decking, ideal for al fresco dining and making the most of those beautiful Cornish mornings as you watch the sunrise. A separate utility room, with ample storage and space to hide away white goods, leads directly into the integral single garage, providing added convenience. Completing the ground floor is the cosy living room—a peaceful retreat to unwind and relax after a busy day.

Upstairs, Berkeley continues to impress with three further double bedrooms, including the luxurious master suite. The master features a Juliette balcony that opens up to showcase the incredible views, built-in storage, and a private ensuite bathroom designed with comfort in mind. The remaining bedrooms share a beautifully appointed family bathroom, complete with both a bath and a separate shower.

Outside, the property truly shines. The front driveway offers private parking for multiple vehicles, while the expansive rear garden is a haven of peace and tranquillity. Raised decking, a small pond, and a variety of fruit trees make this space perfect for enjoying the warm Cornish weather and creating memories with family and friends. Gates on both sides of the property provide easy access to the rear garden, offering added convenience and privacy. Finished to the highest standard throughout, Berkeley offers a rare opportunity to own a spectacular home in one of the best locations in Wadebridge.

This is a property that combines comfort, style, and incredible views, and viewing is highly recommended to appreciate all that it has to offer.



Changing Lifestyles

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:





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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