



Bond
Oxborough
Phillips

Changing Lifestyles

8 New Guineaport
Wadebridge
PL27 7BP



BRITISH
PROPERTY
AWARDS

2023

★★★★★

GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £350,000



Changing Lifestyles

01208 814055

8 New Guineaport , Wadebridge, PL27 7BP



This mid-terraced, estuary-facing property in the heart of Wadebridge features a spacious open-plan layout and three comfortable bedrooms, ideal for modern living

- Impressive Terraced Home
- Family Bathroom
- Stunning views over the Camel Estuary
- Open Plan Living/Dining & Kitchen
- Practical Utility Room
- Private Rear Garden
- Flat Walks into the Town Centre
- Council Banding - C
- EPC - D



A charming 3-bedroom terraced home situated in the heart of Wadebridge, 8 New Guineaport offers a delightful blend of comfort and practicality, making it the perfect place to call home.

Upon entry, you are welcomed into a hallway that sets the tone for the property, leading to the open-plan kitchen, living, and dining area. The modern kitchen is equipped with high-quality appliances, providing an excellent space for meal preparation. Adjacent to the kitchen, the spacious dining area easily accommodates a large dining table, making it ideal for family meals or entertaining guests.

Thanks to the open-plan design, the living room enjoys lovely views of the Camel Estuary, adding a tranquil backdrop to the space. The living room itself is cosy, with an open fireplace that could easily house a wood-burning stove, creating a warm and inviting atmosphere. A handy utility/store room is located just off the main living area, providing extra storage space for white goods and other essentials.

This ground floor is a fantastic social space that still offers the intimacy and comfort of a cosy retreat. Moving upstairs, you'll find two double bedrooms and a further single bedroom, with the master bedroom being a standout feature. This room boasts elevated views over the estuary and the iconic Wadebridge Cricket Field, offering a peaceful and picturesque setting. The open landing also provides access to the family bathroom, which includes a separate bath, shower, W.C., and basin—everything you need for modern family living.

Externally, the property continues to impress. The tiered rear garden, featuring a patio and sheds, offers a wonderful outdoor space to enjoy the Cornish weather. The low-maintenance garden is ideal for those looking for a relaxing spot without the hassle of constant upkeep. To the front, a garden space provides another area to enjoy, whether it's sipping a glass of wine or having a morning coffee while taking in the stunning, uninterrupted views.

Located just a stone's throw from the Camel Trail and within a short walk to the town centre, 8 New Guineaport is ideally situated to take advantage of everything Wadebridge has to offer. A viewing is highly recommended to fully appreciate this wonderful home.



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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.



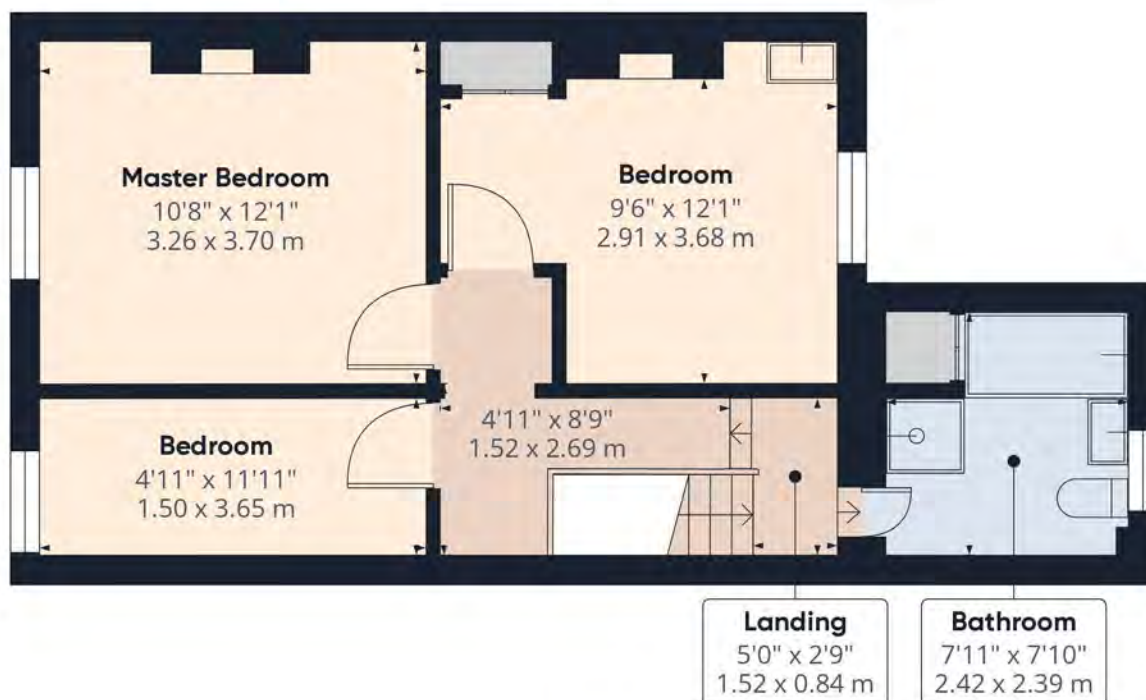
Please do not hesitate to contact
the team at
Bond Oxborough Phillips
Sales & Lettings on
01208 814055
for more information or to
arrange an accompanied viewing
on this property.

Scan here for
our Virtual Tour:





Floor 0



Floor 1

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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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