



Bond
Oxborough
Phillips

Changing Lifestyles

1 Vicarage Gardens Wadebridge PL27 6AQ



BRITISH
PROPERTY
AWARDS

2023

★★★★★

GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £700,000



Changing Lifestyles

01208 814055

1 Vicarage Gardens, Wadebridge, PL27 6AQ



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

- Impressive Detached Home
- Family Bathroom & Master En-Suite
- Large Living Room
- Spacious Kitchen
- Practical Utility Room
- Private Front/Rear Garden
- Off-Road Parking
- Integral Garage!
- Popular Location
- Council Banding - E
- EPC - TBC



Set within the highly sought-after area of Egloshayle in Wadebridge, 1 Vicarage Gardens is a beautifully presented 4/5 bedroom detached home offering character, space, and flexibility – all within easy, flat walking distance to the town centre.

Upon entering the home, you're welcomed into a spacious central hallway that immediately sets the tone for the property. To the left, a generous study offers a quiet and private workspace – but could equally serve as a ground floor bedroom, making the home ideal for multi-generational living or visiting guests.

To the right of the hallway lies the heart of the home – a large, character-filled living room. This elegant space boasts exposed beam ceilings, dual-aspect windows that flood the room with natural light, and a striking fireplace that creates a warm and inviting atmosphere. The living room flows seamlessly into the adjacent dining room – perfect for entertaining family and friends – with both spaces together creating a fantastic, open feel ideal for modern living.

The well-proportioned kitchen overlooks the rear garden and offers ample cupboard and drawer storage, extensive worktop space, and room for a range of appliances – a dream setup for any home chef. Just off the kitchen is a practical utility room for laundry and white goods, adding convenience and keeping the main kitchen space clutter-free. A downstairs WC completes the ground floor layout.

Upstairs, the central staircase leads to a grand and spacious landing, adding a real sense of scale and elegance to the home. Four generously sized double bedrooms are presented, including a master suite that benefits from built-in wardrobes and a private ensuite bathroom. A modern family bathroom and additional storage cupboards complete the first floor.

Externally, the property sits on a well-sized and private plot. The front and rear gardens are beautifully maintained and include lawned and patio areas, perfect for relaxing or outdoor dining. Private parking is available for several vehicles, and an integral single garage provides excellent storage or further potential.

Set within the historical grounds of Egloshayle, this home offers a peaceful setting with the convenience of being just a flat, easy walk into Wadebridge town centre – with its array of shops, restaurants, schools, and access to the Camel Trail.

1 Vicarage Gardens is a unique opportunity to own a well-loved, spacious home in one of Wadebridge's most desirable locations. Early viewing is highly recommended to fully appreciate all it 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.



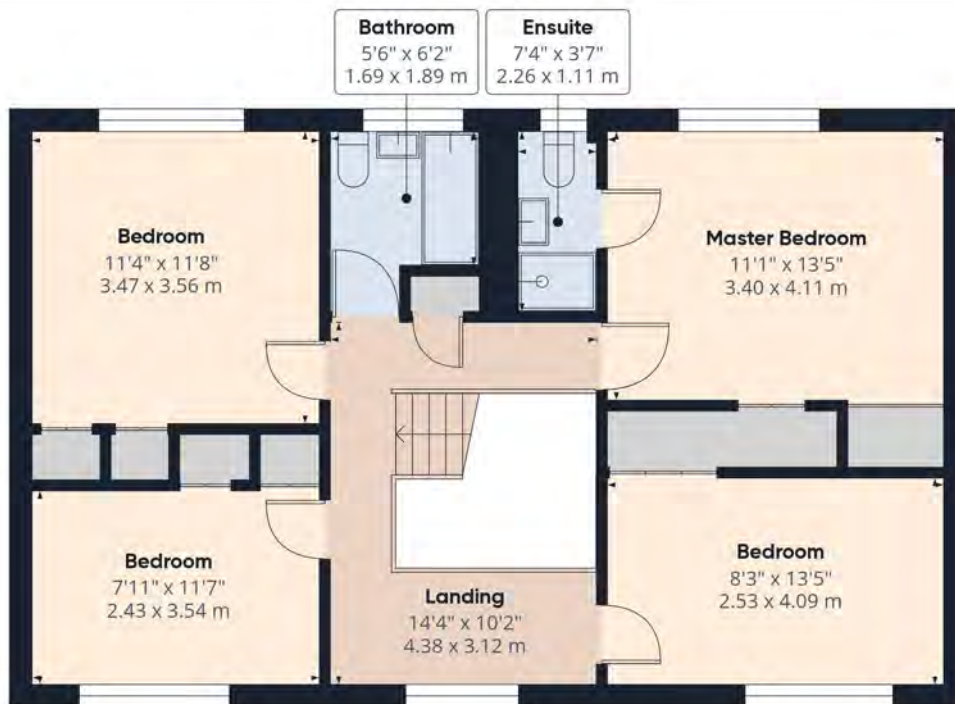
Please do not hesitate to contact
the team at
Bond Oxborough Phillips
Sales & Lettings on
01208 814055
for more information or to
arrange an accompanied viewing
on this property.

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.

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.