



Bond
Oxborough
Phillips

Changing Lifestyles

Merthen
Wadebridge
PL27 7BB



BRITISH
PROPERTY
AWARDS

2023

★★★★★

GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £450,000



Changing Lifestyles

01208 814055

Merthen, Wadebridge, PL27 7BB



An Elegant 3 Bedroom Edwardian Retreat on Fernleigh Road, with a Stunning Kitchen Extension and Rare Double Garage.

- Impressive Edwardian Home
- Large Modern Kitchen Extension
- Flat Walks into Wadebridge Town
- Spacious Living Room
- Separate Dining Room
- Private Rear Garden
- Double Garage
- Popular Location
- Council Banding - C
- EPC - C



Set along the ever-popular Fernleigh Road, Merthen is a beautifully balanced Edwardian townhouse offering the perfect blend of period charm and contemporary comfort. With three bedrooms, a stunning open-plan kitchen extension, and a rare double garage, this home presents a fantastic opportunity in a prime location close to town.

From the moment you step through the original porch and into the hallway, you're met with character and warmth – original wooden floorboards and soaring ceilings give a lasting first impression. To the right, the elegant living room awaits, where a grand bay window bathes the space in natural light – an ideal spot to relax after a long day.

Continuing through the ground floor, you'll find a separate dining room with plenty of space for entertaining. Period features continue throughout, adding charm and a sense of heritage.

To the rear, the heart of the home reveals itself – a breathtaking open-plan kitchen extension. Thoughtfully designed with modern living in mind, this space features large Velux windows, a sleek fitted kitchen with integrated appliances, generous worktop space, and a stylish W.C. The extension also cleverly incorporates a cosy snug area, offering a perfect corner to unwind within the flow of the open-plan layout. Bifold doors lead directly to the rear garden, seamlessly connecting the indoors with the outdoors and making alfresco dining a breeze.

Upstairs, the split-level landing leads to three well-proportioned bedrooms. The principal bedroom mirrors the charm of the living space below, complete with a striking bay window and fitted wardrobes. A generous family bathroom rounds off the upper floor, featuring a freestanding bath, separate shower, W.C. and basin – ideal for modern family life.

There is also excellent potential for an attic conversion (subject to the correct permissions), with several neighbouring properties on the street having completed similar works – offering scope to further enhance the space and value of the home.

Outside, the shingled front garden adds to the home's kerb appeal, and many neighbouring properties have converted similar spaces into off-road parking (subject to the correct permissions). The rear garden is a fantastic size and enjoys evening sun – perfect for relaxing or entertaining. To the rear, a large double garage provides secure storage or parking, complete with an electric roller door – a rare find in this location.

Merthen is a characterful, stylish, and well-appointed home offering charm, space and practicality in equal measure. Early viewing is strongly recommended to truly appreciate everything this exceptional home has to offer.

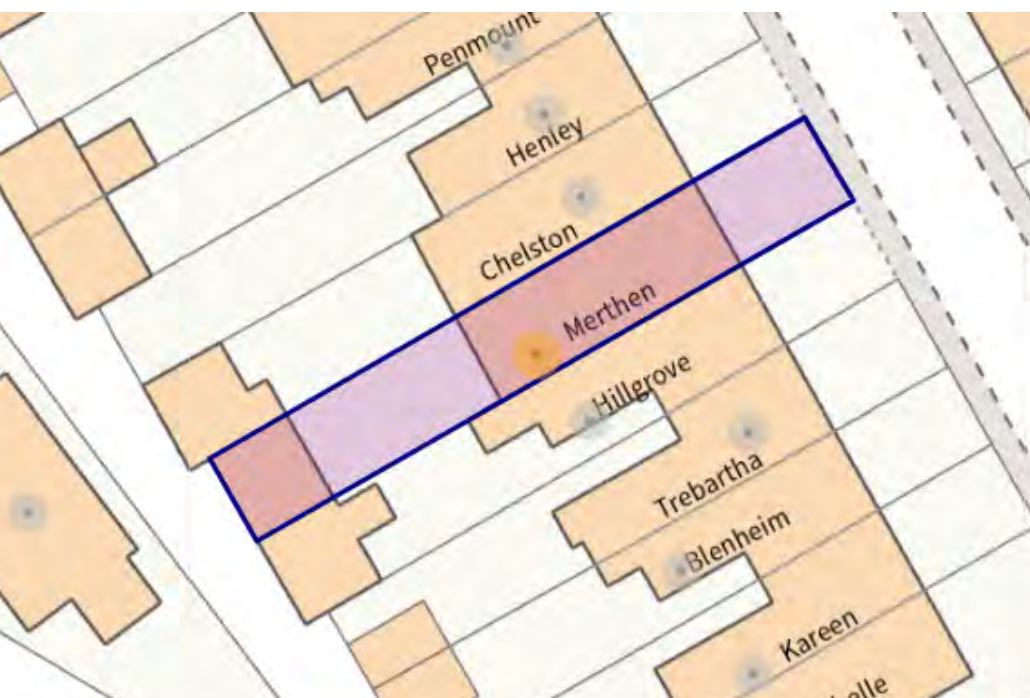


Changing Lifestyles

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:



Changing Lifestyles



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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.