



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

67 Molesworth Street  
Wadebridge  
PL27 7DS



BRITISH  
PROPERTY  
AWARDS

2023

★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN WADEBRIDGE  
& ROCK



**Guide Price - £650,000**



Changing Lifestyles

01208 814055



# 67 Molesworth Street, Wadebridge, PL27 7DS



This impressive five-bedroom Victorian home offers elegant period living right in the heart of Wadebridge

- Impressive Victorian Home
- 5 Large Bedrooms
- Stunning views over Wadebridge
- Spacious Kitchen & Dining Extension
- Practical Utility Room
- Private Rear Garden with Private Parking
- Central Town Location
- Rare Property!
- Council Banding - D
- EPC - B



Set in an elevated position just moments from Wadebridge's vibrant town centre, this magnificent Victorian townhouse, believed to date from 1897, offers a rare combination of period elegance, spacious accommodation, and modern comforts. Spanning three generous storeys and boasting five double bedrooms, private parking for three vehicles (including space for a van), and a mature garden with productive fruit trees, 67 Molesworth Street presents a truly exceptional opportunity.

From the moment you step into the welcoming entrance, the character and attention to detail of this home are evident. An original stained-glass panel in the interior front door casts colourful light into the hall, complementing the original tiled flooring, bespoke internal doors, and grand central staircase. A convenient downstairs W.C. sits just off the hallway.

To the left, the formal reception room impresses with new parquet herringbone flooring, a large bay window, and a wood-burning stove nestled into a stylish fireplace. High ceilings and abundant natural light add to the sense of grandeur. Adjacent is a second, equally generous reception room with a matching bay window, cosy carpeted flooring, another fireplace with wood-burning stove, and elegant features including ceiling coving and a beautiful original ceiling rose—a more relaxed yet still refined space for everyday living.

At the rear of the property lies the expansive open-plan kitchen and dining room—once the original dairy kitchen, now thoughtfully opened up to create a sociable and functional heart to the home. The modern kitchen is a cook's dream, offering built-in appliances, generous worktop space, and LED downlighting, all overlooking the mature rear garden. There is ample room for a large dining table, ideal for entertaining, and a wide doorway provides easy access to the garden, encouraging outdoor dining during warmer months. The room also features a third fireplace housing another wood-burning stove, blending charm and practicality. A dedicated utility room lies off the kitchen, housing the gas boiler, space for white goods, and additional storage.

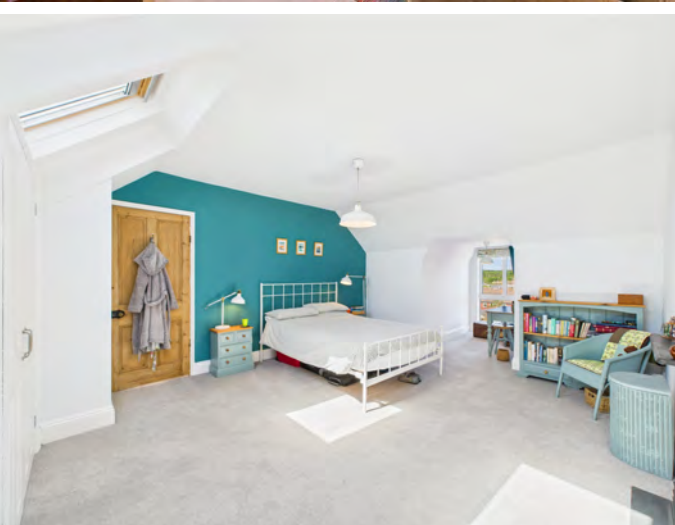
Upstairs, the first floor unfolds from a beautifully lit landing featuring a striking stained-glass window, with three spacious double bedrooms, all complete with original fireplaces. Two front-facing rooms feature deep bay windows with fitted seating, offering far-reaching views across Wadebridge and glimpses of the Camel Estuary. A rear bedroom enjoys garden views and boasts a Juliet balcony—an elegant touch that adds a sense of light and openness. A stylish family bathroom completes this floor, with a bath, separate shower, W.C., and basin.

On the top floor, two further double bedrooms await. The master suite is particularly impressive, enjoying dormer windows with elevated views across the town, as well as deep built-in storage. The fifth bedroom, currently used as a guest room, includes loft access via a hatch, with the loft stretching the width of the house and fitted with a light—offering practical storage space. A further modern shower room with W.C. and basin serves this floor.

Externally, the property continues to impress. The mature rear garden is a private haven, featuring a sunny decking area, two charming summer houses, lush lawn, flower beds, and a productive raised bed planted with a variety of fruit trees and bushes. The driveway to the rear provides parking for three vehicles, a rare asset in such a central location. Solar Panels are included increasing the properties efficiency and desirability. To the front, the elevated garden with pathway, feature pond, and mature planting gives the home a striking and welcoming presence above Molesworth Street.

Modern conveniences include gas central heating, mains utilities, and double-glazed windows throughout, providing excellent energy efficiency and sound insulation—particularly valuable given the central position.

Rich in history yet superbly suited to contemporary family life, this outstanding home offers period grandeur, generous living space, and a prime location just a short stroll from Wadebridge's shops, cafés, schools and the Camel Trail.



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# 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**  
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arrange an accompanied viewing  
on this property.

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our Virtual Tour:



# Changing Lifestyles



Floor 0



Floor 1



Floor 2

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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.

### 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.