



Bond
Oxborough
Phillips

Changing Lifestyles

2 Eddystone Place
Wadebridge
PL27 7AL



BRITISH
PROPERTY
AWARDS

2023

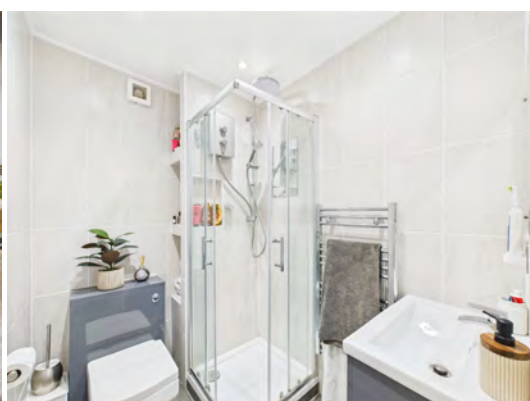
★★★★★

GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £195,000



Changing Lifestyles

01208 814055

2 Eddystone Place, Wadebridge, PL27 7AL



Set in the heart of Wadebridge sits a fabulous one bedroom home, with generous living space throughout...

- Impressive Centrally Located Home
- Master En-Suite
- Modern Touches Throughout
- Communal Outdoor Space
- Practical Loft Room
- Wood Burning Stove
- One Double Bedroom
- Popular Town Location
- Council Banding - A
- EPC - F



Nestled in the heart of Wadebridge, this charming one-bedroom cottage offers a unique blend of period features and modern touches—perfect for first-time buyers, those looking to downsize, or anyone seeking a cosy Cornish retreat.

Upon entry, you're welcomed into a practical porch area, ideal for storing coats and shoes. From here, step into the heart of the home—a beautifully cosy living room complete with exposed ceiling beams, a bay-style window that floods the space with natural light, and a characterful wood-burning stove, making it the perfect spot to unwind in the evenings.

To the rear, a thoughtfully extended kitchen provides a blend of modern convenience and charm, with ample countertop space and integrated appliances. Rear access is available via a shared pathway through the neighbouring property, with a right of access in place.

Upstairs, the spacious double bedroom mirrors the living room's bay window feature, ensuring plenty of natural light.

There is generous space for furnishings, and the room is complemented by a sleek, modern en-suite with a large walk-in shower, WC, and basin.

The current owner has cleverly utilised the loft space, accessed via a loft ladder. Fully carpeted, with power and a Velux window, this versatile room serves as a quiet home office or study—an inspired use of space.

Externally, a small storage shed is available to the rear of the property, accessed via the shared pathway—perfect for bikes or garden tools.

Viewings are highly recommended to truly appreciate the unique charm and thoughtful layout of this lovely cottage in one of North Cornwall's most sought-after towns.



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:

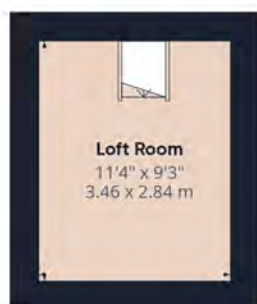




Floor 0



Floor 1



Floor 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.

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.