



Bond
Oxborough
Phillips

Changing Lifestyles

Dale Cottage Wadebridge PL27 6DW



BRITISH
PROPERTY
AWARDS

2023

★★★★★

GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £350,000



Changing Lifestyles

01208 814055

Dale Cottage, Wadebridge, PL27 6DW



A Charming 2-Bedroom Link-Detached Bungalow in an Exceptional Wadebridge Location

- Link-detached bungalow
- Spacious lounge/diner – ideal for entertaining
- Westerly-facing rear garden laid mainly to lawn
- Bright and airy entrance hall
- Off-road parking & single garage
- Light-filled kitchen with garden access
- Two Double Bedrooms
- Popular Town Location
- Council Banding - B
- EPC - D



Tucked away at the end of a long, tree-lined driveway—shared with just one other home—Dale Cottage sits in one of Wadebridge's most peaceful and picturesque locations. Despite the sense of escape, the bustling town centre is only a short stroll away, blending tranquillity with convenience in perfect harmony.

As you arrive, you'll notice the privacy and calm that surrounds the home. Stepping inside, a light-filled entrance hall greets you—bright, open, and instantly welcoming. Immediately off the hallway are two spacious double bedrooms, both enjoying a lovely outlook to the front and ideal for restful nights, guests, or even a home office.

At the heart of the home is the kitchen/breakfast room, practical and homely, with direct access to the rear garden—perfect for morning coffees or relaxed weekend breakfasts.

Then, at the rear of the home, the lounge/diner really impresses. Generously proportioned and full of natural light, this superb reception space is ideal for relaxing evenings or entertaining friends and family.

Outside, the cottage offers parking for a couple of vehicles, including a covered space in the car port and an additional spot in the attached single garage—a feature of its link-detached design.

To the front, a charming enclosed patio area offers a lovely spot for alfresco dining or morning tea. The westerly-facing rear garden, mainly laid to lawn, is enclosed and private—ideal for enjoying the afternoon sun in peace.

Dale Cottage would make a perfect retirement property, offering low-maintenance living in a peaceful yet convenient location, with space, light, and comfort all in abundance.

A rare find in a truly unique setting—arrange your viewing today, and discover the charm of Dale Cottage for yourself.

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.

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our Virtual Tour:





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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.