



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Witsend  
Wadebridge  
PL27 6HR



BRITISH  
PROPERTY  
AWARDS

2023

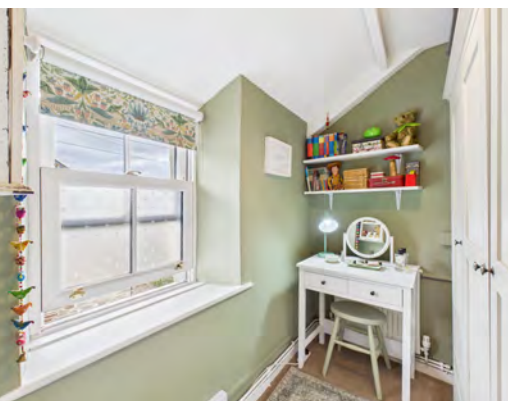
★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN WADEBRIDGE  
& ROCK



**Guide Price - £235,000**



Changing Lifestyles

01208 814055



# Witsend, Wadebridge, PL27 6HR



## Witsend, Tower Hill, Egloshayle – A Charming One-Bedroom Cottage Full of Character

- Charming one-bedroom character cottage
- Recently renovated throughout with tasteful, traditional finishes
- Cosy living room with wood burner
- Family bathroom with bath, shower unit, WC and basin
- Good-sized double bedroom with sash window and natural light
- Elevated garden includes log store and shed
- Popular Town Location
- Ideal for first-time buyers, holiday home seekers, or investors
- Council Banding - A
- EPC - D



Tucked away on the picturesque Tower Hill in the heart of Egloshayle, Witsend is a beautifully renovated one-bedroom cottage bursting with charm and traditional features.

This delightful property offers the perfect blend of period character and cosy comfort, making it an ideal home for first-time buyers, investors, or anyone seeking a peaceful retreat in one of Wadebridge's most sought-after locations.

Step through the stable front door and into the cosy living room, where you'll instantly feel the warmth and charm that defines this cottage. A gorgeous wood burner sits proudly within its stone fireplace, resting below a granite lintel and accompanied by the original cloam oven—a beautiful nod to the cottage's heritage. It's a perfect space to unwind on chilly evenings.

The kitchen, though compact, is cleverly designed to make the most of the space and is perfectly in keeping with the cottage's character. With a range of cupboards and worktop space, it provides everything needed for modern living while maintaining a rustic charm.

A staircase leads up to a small landing, giving access to the family bathroom and master bedroom. The bathroom includes a bath with shower over, WC, and basin—ideal for relaxing after a long day. The bedroom is bright and inviting, with a large sash window flooding the space with natural light. There's room for a king size bed and additional furnishings, creating a peaceful and comfortable place to rest.

Just off the master is a bonus dressing room, previously used as a home office. This versatile little space offers a variety of uses and adds an extra touch of practicality to this charming home.

Externally, Witsend enjoys a small area to the front, with shared side access leading to a rear courtyard garden—a real sun trap and ideal for relaxing or dining outdoors. A gate from the courtyard leads up a few steps to a lovely raised lawned garden, complete with log store and garden shed—a wonderful bonus rarely found with cottages of this size.

Witsend is full of warmth, personality, and history—set in a peaceful corner of Egloshayle, yet just a short walk from the shops and amenities of Wadebridge and the Camel Trail. This 'chocolate box' style cottage is not to be missed.





# Changing Lifestyles

Egloshayle is a charming and historic village located on the eastern edge of Wadebridge, nestled along the banks of the River Camel in North Cornwall. Though closely linked with the town, Egloshayle has retained its own unique identity, offering a peaceful, village-style setting while still being within easy walking distance of Wadebridge's shops, schools, and amenities.

The village is known for its picturesque surroundings, including a beautiful stretch of the Camel Trail, which runs alongside the river and provides a scenic route for walking and cycling towards Padstow, Bodmin, and beyond. Egloshayle Park and playing fields offer green space for families, while the historic Egloshayle Church adds character and charm to the area.

Wadebridge itself is a thriving market town with a strong sense of community, a wide range of independent shops, supermarkets, cafés, restaurants, and leisure facilities—including a cinema and leisure centre. The town is also well connected, with access to the A39 Atlantic Highway, making travel across North Cornwall straightforward.



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Bond Oxborough Phillips  
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**01208 814055**  
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arrange an accompanied viewing  
on this property.

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Floor 0



Floor 1

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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.

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