



Bond
Oxborough
Phillips

Changing Lifestyles

Molly Cottage,
Wadebridge,
PL27 7NJ



BRITISH
PROPERTY
AWARDS

2023

★★★★★

GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £180,000



Changing Lifestyles

01208 814055

Molly Cottage, Chapel Lane, Wadebridge



Set in the heart of Wadebridge a chain free two bedroom cottage.

- Character Cottage
- Two Bedrooms + Dressing Room
- Family Bathroom
- Town Centre Location
- Modern Kitchen
- Chain Free
- Popular Town
- EPC - D
- Council Banding- B



Tucked away along the quaint and quiet Chapel Lane, just moments from Wadebridge's bustling town centre, Molly Cottage is a beautifully presented two/three-bedroom character home that offers the perfect blend of charm, practicality, and convenience. Whether you're a first-time buyer, investor, or simply looking to enjoy life in one of North Cornwall's most desirable towns, this lovely cottage could be just what you're looking for.

Stepping inside, you're welcomed into a cosy yet light-filled living room, with plenty of space to relax and unwind. To the rear, the modern kitchen has been thoughtfully designed to maximise space and functionality, with contemporary fittings, ample storage, and access out to a small courtyard area.



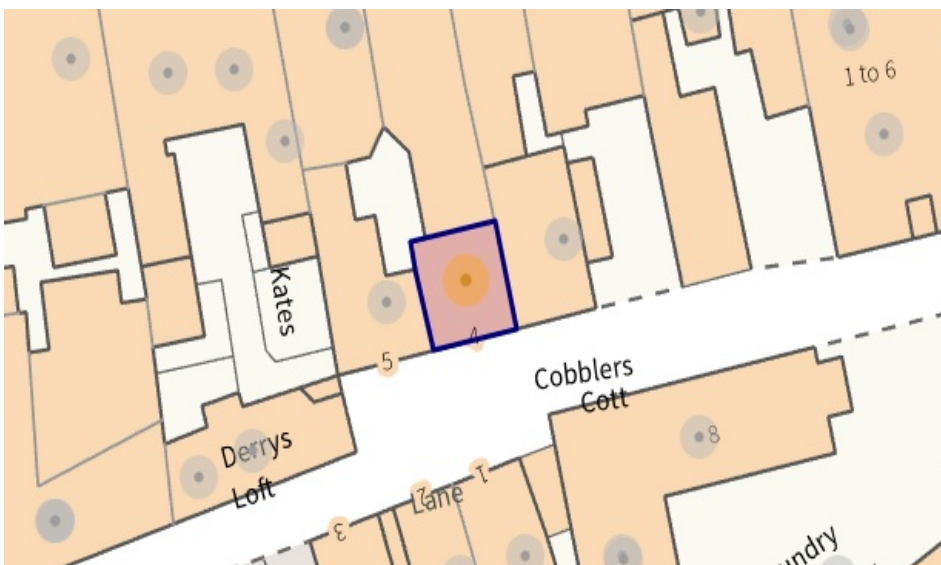
Upstairs, the cottage offers two good-sized bedrooms, both neutrally decorated and ready to move into. The third room is currently used as a dressing room but offers flexible potential—ideal as a home office, nursery, or even a guest bedroom depending on your needs. A well-appointed family bathroom completes the first-floor accommodation.

This charming property is offered chain-free, allowing for a smooth and straightforward purchase. Its central location means all of Wadebridge's amenities are within easy walking distance—from independent shops and cafés to schools, supermarkets, and the popular Camel Trail for cycling and walking.

Molly Cottage is a real gem in the heart of the town—neat, versatile, and perfectly placed to enjoy everything Wadebridge has to offer. Early viewing is highly recommended.

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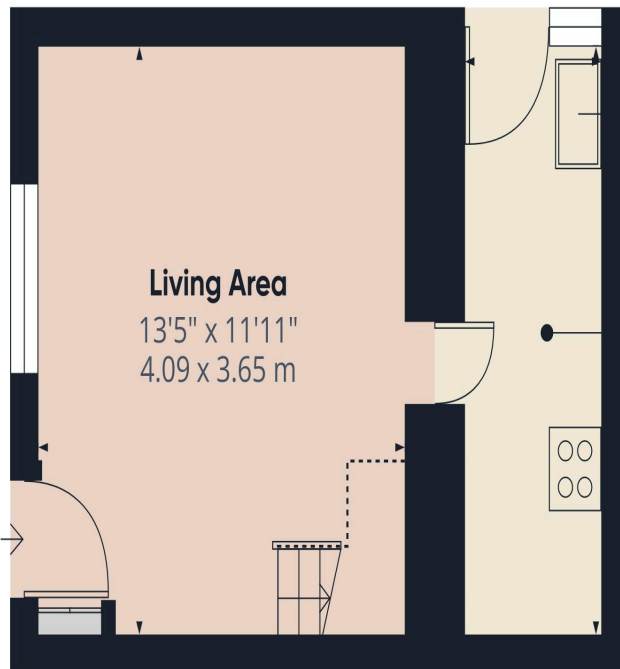
Wadebridge town is only a short walk away with its pedestrianised centre, where you can find a cinema, a range of national retailers and local independent shops as well as a selection of cafés, pubs and restaurants. With Tesco and a 24 hour M&S Wadebridge situated at the top of West-Hill Wadebridge really 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

Approximate total area⁽¹⁾

437 ft²

40.5 m²

Reduced headroom

13 ft²

1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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.

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