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Oxborough  
Phillips

*Changing Lifestyles*

16 Egloshayle Road

Wadebridge

PL27 6AD



BRITISH  
PROPERTY  
AWARDS

2025



**GOLD WINNER**

ESTATE AGENT IN  
WADEBRIDGE & ROCK



**Guide Price - £230,000**



Changing Lifestyles

01208 814055

# 16 Egloshayle Road, Wadebridge, PL27 6AD



Charming, Unique & Full of Character – A Hidden Gem in the Heart of Wadebridge

- Charming 2-bedroom detached cottage
- Sought-after Egloshayle Road location in Wadebridge
- Upside-down layout with vaulted open-plan living
- Stylish modern bathroom with walk-in shower
- Generous rear garden with multiple outbuildings
- Workshop/storage room with separate WC
- Currently a successful holiday let
- Chain Free!
- Council Banding - tbc
- EPC - tbc



Compact yet cleverly arranged, this is a home that makes the most of its space, offering a warm, inviting feel both inside and out. With a generous garden, useful outbuildings, and a unique upside-down layout, it's a property that stands out for all the right reasons.

On entering the ground floor, a central hallway leads through to two bedrooms. The main bedroom is a comfortable double, filled with natural light, while the second bedroom—currently used as a single—offers flexibility as a home office or dressing room if required. Both rooms are well-presented with modern décor, complemented by practical slate flooring which continues through the hallway. A handy under-stairs cupboard, accessed from the second bedroom, provides useful additional storage.

Upstairs is where the property really comes into its own. The open-plan living space is bright, airy and full of character, with vaulted ceilings and Velux windows drawing in plenty of natural light. The kitchen is modern and well-equipped with ample worktop space and integrated appliances, while the layout comfortably accommodates both dining and seating areas—ideal for relaxing or entertaining. Also on this level is a contemporary shower room, finished to a high standard with walk-in shower, WC and basin. A second door provides direct access to the outside.

Externally, the property punches well above its weight. The rear garden is a great size, offering plenty of space to enjoy, whether that's entertaining, gardening or simply unwinding. A range of outbuildings adds further appeal, including a split-room unit ideal for storage or a studio, along with a separate workshop featuring its own WC—perfect for hobbies, a home business, or potential future use (subject to any necessary consents).

Currently run as a successful holiday let, the property would equally suit those looking for a first home, investment, or lock-up-and-leave Cornish base. Roadside parking is available nearby, and the location allows for easy access into Wadebridge town centre, the Camel Trail and local amenities.

A small home with a lot to offer—viewing is highly recommended to fully appreciate its charm and versatility.



# Changing Lifestyles

Wadebridge is a thriving and highly sought-after market town in North Cornwall, set along the banks of the River Camel. Known for its strong sense of community, excellent local amenities, and beautiful surrounding countryside, Wadebridge offers an ideal blend of coastal and rural living. The town centre features a wide range of independent shops, cafés, restaurants, and pubs, as well as well-regarded primary and secondary schools, leisure facilities, and a cinema.

Wadebridge is also famously connected to the popular Camel Trail – a scenic cycling and walking route that links the town with Padstow and Bodmin, making it a favourite for outdoor enthusiasts and nature lovers alike.

Egloshayle Road is one of Wadebridge's most desirable residential areas, stretching along the River Camel and offering easy walking access into the town centre. Properties along this road are well-positioned to enjoy views of the river and surrounding greenery, with Egloshayle playing fields and parkland nearby – perfect for families and those who appreciate open outdoor space.

The area is known for its peaceful atmosphere while still being just a short distance from local shops, schools, and transport links, making it ideal for both permanent residents and second-home owners seeking a tranquil Cornish retreat.



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:

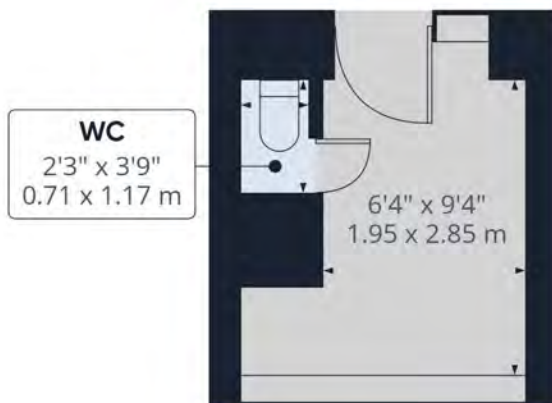




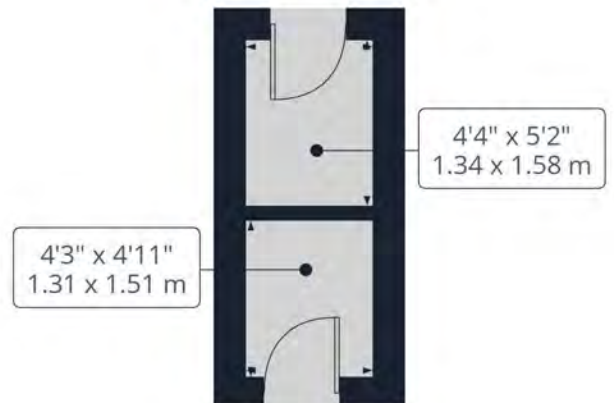
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

## 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.

### 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.