



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Flat 10, Thorncliffe

Wadebridge

PL27 7BB



BRITISH  
PROPERTY  
AWARDS

2025



**GOLD WINNER**

ESTATE AGENT IN  
WADEBRIDGE & ROCK



**OIEO Price - £190,000**



Changing Lifestyles

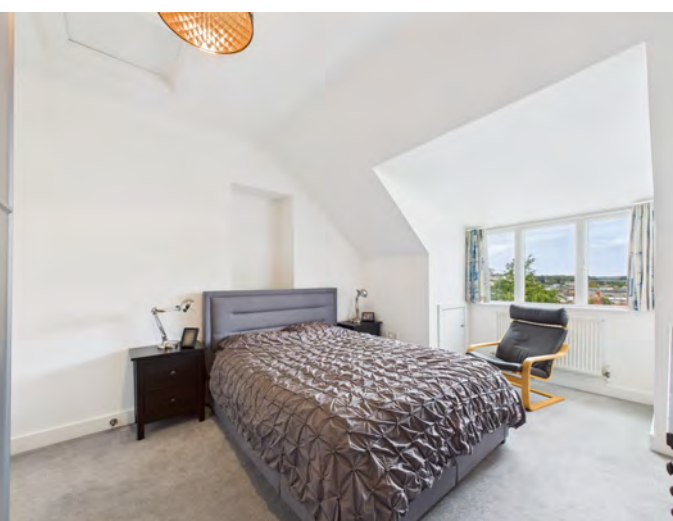
01208 814055

# Flat 10, Thorncliffe, Wadebridge, PL27 7BB



Spacious top-floor apartment with panoramic Wadebridge views and modern living throughout.

- Deceptively spacious top-floor apartment with panoramic views across Wadebridge
- Two double bedrooms, master with en suite shower room
- Family bathroom with roll-top bath, WC, and pedestal sink
- Large open-plan living, kitchen, and dining area with two front-facing windows
- Allocated parking space and visitor parking
- Communal garden with picnic benches
- Secure storage area on the ground floor, ideal for bikes or other items
- High ceilings and light-filled interiors throughout
- Loft access for additional storage
- Council Banding - B
- EPC - C



Welcome to Flat 10, Thorncliff – a deceptively spacious top-floor apartment that enjoys outstanding, far-reaching views across Wadebridge and the surrounding countryside.

This well-presented home combines generous proportions with modern comfort, creating an ideal space for first-time buyers, professionals, or those seeking a peaceful Cornish retreat. The entrance to the property is found on the first floor of the building, where stairs lead you up to the apartment's front door.

Step inside and you're greeted by a bright and airy entrance hall, enhanced by high ceilings that immediately create a sense of space and light.

To the right, you'll find the large master bedroom, a welcoming retreat with wonderful views stretching over Wadebridge and beyond. To the left of the hallway sits the family bathroom, featuring a roll-top bath, pedestal sink, and low-level WC, along with a large obscured window that fills the space with soft natural light.

Continuing along the hall, the second double bedroom is located on the left-hand side, offering a comfortable guest room or home office. This room includes access to the loft for additional storage and benefits from its own en suite shower room, complete with enclosed shower, WC, and wall-mounted sink.

At the end of the hall, you'll discover the heart of the home – a spacious open-plan living, kitchen, and dining area. Flooded with natural light from two large front-facing windows, this room showcases stunning panoramic views across the town and countryside, including the iconic bypass bridge. The layout offers plenty of room for both relaxing and entertaining, with space for a dining table and comfortable seating area. The kitchen area is neatly fitted with modern units and ample worktop space, ideal for everyday living.

Externally, the property continues to impress. To the front of the building, there is an allocated parking space along with visitors' parking. The communal garden provides a lovely outdoor space to unwind, featuring picnic benches that make the perfect spot for your morning coffee or an evening drink while enjoying the fresh air. To the side of the building, there's also a secure storage area on the ground floor, ideal for bikes, surfboards, or seasonal items.

Flat 10, Thorncliff offers a wonderful combination of light, space, and views – all within walking distance of Wadebridge's town centre and amenities. With two double bedrooms, two bathrooms, and generous living space, this apartment is a must-see for anyone looking for convenience and comfort in a superb setting.

# 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:



# Changing Lifestyles



## 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.