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Changing Lifestyles

Mount Joy
Wadebridge
PL27 7BW



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Guide Price - £395,000



Changing Lifestyles

01208 814055

Mount Joy, Wadebridge, PL27 7BW



Elegant 3 Bed Home, Prime Guineaport Road Position with Stunning River & Cricket Pitch Views

- Sought-after Guineaport Road location in Wadebridge with views over the cricket pitch and the River Camel
- Spacious bay-fronted living room with feature log burner
- Dining room flowing into kitchen with integrated appliances and ample cupboard space
- Three double bedrooms, two with built-in wardrobes and bay windows
- Family bathroom with bath and shower unit plus separate WC
- Tiered rear garden with patios, lawn and shed
- Front garden with side access and superb open outlook
- Council Banding - C
- EPC - D



Situated along the ever-popular Guineaport Road in Wadebridge, this beautifully positioned three-bedroom semi-detached home enjoys an enviable outlook across the local cricket pitch, parkland and towards the stunning River Camel estuary.

Upon entering the property, you are welcomed by a bright entrance hall offering direct stair access to the first floor and entry into the main living accommodation. The living room is a wonderfully spacious and naturally light-filled room, enhanced by a striking bay window with traditional sash frames. From here, you can enjoy far-reaching views over the cricket pitch and towards the Camel Estuary. A charming log burner provides a cosy focal point, creating a warm and inviting atmosphere during the winter months.

The dining room continues the home's elegant feel, featuring another large sash bay window that frames the same picturesque outlook. This generous space flows openly into the kitchen, creating a practical and sociable layout ideal for both everyday family life and entertaining. The kitchen offers integrated appliances, ample cupboard storage and direct access to the rear garden.

To the first floor, a spacious landing provides access to three well-proportioned double bedrooms, a family bathroom, a separate WC and a useful storage cupboard. The two front bedrooms benefit from built-in wardrobe space and beautiful bay windows that perfectly capture the exceptional views over the cricket pitch and river beyond. The third bedroom, positioned at the rear, enjoys a pleasant outlook over the garden. The family bathroom is fitted with a bath and shower unit, basin and toilet.

Externally, the property continues to impress. The rear garden is thoughtfully arranged over three levels. The first tier offers a patio area, ideal for outdoor seating and entertaining. Steps lead to a second patio terrace, which in turn provides access to a generous lawned area. At the far end of the garden, a garden shed offers valuable additional storage space.

To the front, there is ample garden space with convenient side access leading to the rear. The front garden is a particular highlight, enjoying superb open views across the cricket pitch, local park and the River Camel, a perfect spot to relax on a summer's day and take in the vibrant community atmosphere.

This is a rare opportunity to acquire a spacious family home in one of Wadebridge's most sought-after locations, combining character features, generous living space and truly outstanding views.

A viewing is highly recommended.



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Nestled in the heart of Wadebridge, this charming North Cornish town blends riverside tranquillity with a strong sense of community spirit. Set along the banks of the River Camel, Wadebridge is known for its scenic beauty, independent shops, and relaxed pace of life, all framed by the rolling countryside of Cornwall.

One of the town's greatest attractions is the Camel Trail, a picturesque, traffic-free route that follows a former railway line along the river. Popular with cyclists, walkers, and families, the trail winds through woodland, open fields, and estuary views toward Padstow and Bodmin Moor. Throughout the seasons, it offers ever-changing scenery from spring wildflowers to golden autumn light reflecting off the water.

At the heart of local life lies the cricket pitch at Wadebridge Cricket Club. On summer afternoons, the sound of leather on willow carries across the grass as players in whites compete against a backdrop of Cornish sky. The ground is more than just a sports field, it's a gathering place where generations come together, embodying the town's welcoming and traditional character.

With its riverside setting, celebrated cycle trail, and quintessential village cricket scene, Wadebridge offers a timeless slice of Cornish life, active, scenic, and warmly community-minded.

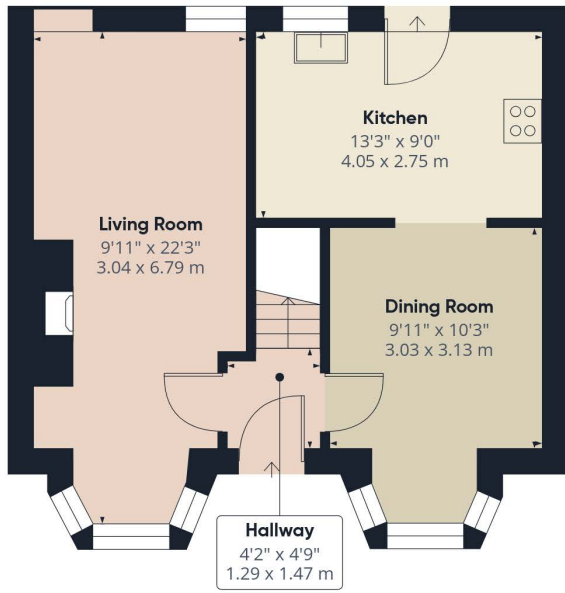


Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

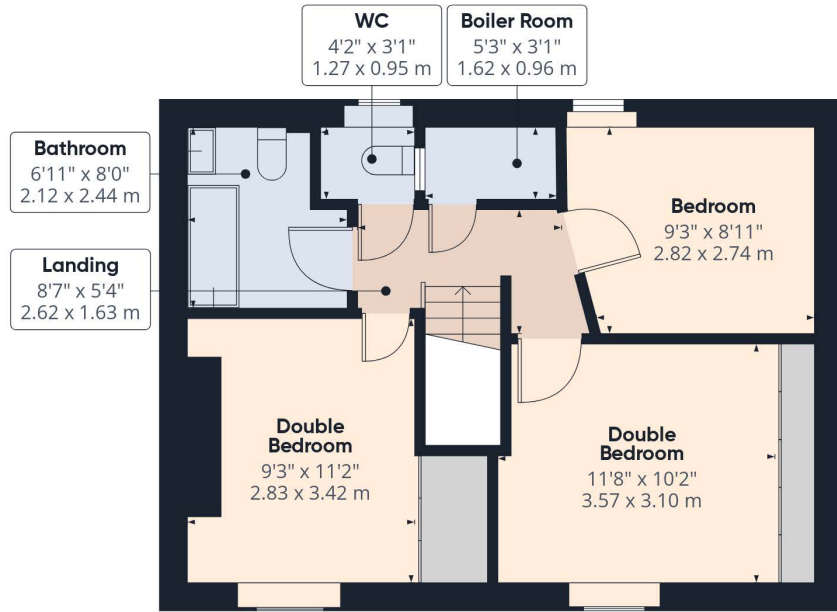
Scan here for our Virtual Tour:



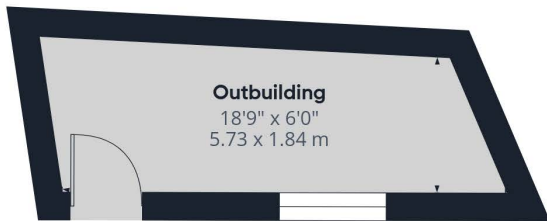
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

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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.