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Oxborough
Phillips

Changing Lifestyles

103 Egloshayle Road

Wadebridge

PL27 6AF



BRITISH
PROPERTY
AWARDS

2025

★★★★★

GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Guide Price - £335,000



Changing Lifestyles

01208 814055

103 Egloshayle Road, Wadebridge, PL27 6AF



103 Egloshayle Road - Exceptional Estuary Views in a Prime Wadebridge Location - Rare Three-Bedroom Townhouse with Gardens and Parking

- Prime mid-terraced townhouse on Egloshayle Road, Wadebridge
- Set on a private, enclosed plot with mature gardens
- Stunning views over the Camel Estuary and Camel Trail
- 3 double bedrooms across three floors
- Living room with bay window, formal dining room, kitchen extension, ground floor W.C
- Private parking with detached single garage; additional roadside parking available
- External store room with power for white goods
- Chain Free
- Rare property in a sought-after location
- Council Banding - C
- EPC - D



Occupying a prime position along Egloshayle Road, this charming three-bedroom mid-terraced townhouse enjoys truly exceptional views across the Camel Estuary and towards the Camel Trail.

Offering generous accommodation arranged over three floors, private parking, a detached garage, and mature rear gardens, this property presents a rare opportunity to acquire a home in one of Wadebridge's most desirable positions.

Upon entering the property, you are welcomed via a small entrance porch which leads into the ground floor hallway. The ground floor offers a wonderfully flowing layout, beginning with a bright and inviting living room featuring a beautiful bay window that frames stunning views across the Camel Estuary, immediately showcasing the remarkable position of the home. Double doors lead through to a formal dining room, creating an ideal space for entertaining or family living, which in turn connects to a kitchen extension at the rear of the property. A convenient ground floor W.C. completes the accommodation on this level.

Stairs rise to the first floor landing where two well-proportioned double bedrooms can be found. Both rooms are of a similar size and benefit from built-in wardrobes. The front bedroom enjoys elevated views over the estuary, whilst the rear bedroom overlooks the mature gardens. Also located on this floor is the family bathroom, currently comprising a bath with shower unit over, W.C. and wash basin.

Continuing to the top floor, the staircase leads to a further spacious double bedroom. This room benefits from fitted wardrobe space and a basin with water connection, while the standout feature is the dormer window which provides breathtaking 180-degree panoramic views across the Camel Estuary and towards the Camel Trail, undoubtedly the finest vantage point within the home.

Externally, the property is approached via a neat and mature front garden. Side access leads through to the rear where a well-maintained garden unfolds across a gentle incline. The garden features a pleasant mix of lawn, flower beds, shrubs and planting areas, creating a peaceful and established outdoor space. A useful external store room with power, currently housing white goods, adds further practicality.

At the rear of the plot sits an elevated detached single garage along with one private gated parking space, accessed from West Park. Additional first-come, first-served roadside parking is available along Egloshayle Road.

Offered to the market with vacant possession, this property presents an excellent opportunity for a buyer to modernise and put their own stamp on a home that already benefits from an outstanding location and remarkable views. Homes in this position rarely become available, and an early viewing is highly recommended to fully appreciate all that this special property has to offer.

Changing Lifestyles

Situated on the eastern side of Wadebridge, Egloshayle Road is a popular residential area that offers convenient access to the town centre while enjoying a slightly quieter setting along the edge of the River Camel. Wadebridge itself is a thriving market town known for its friendly community, independent shops, cafés, and excellent local amenities including schools, supermarkets, and leisure facilities.

Egloshayle Road benefits from being within easy reach of the picturesque Camel Trail, a well-known walking and cycling route that runs along the River Camel towards Padstow and Bodmin. The area is also close to the historic parish of Egloshayle, home to the beautiful St Petroc's Church and charming village surroundings that add to the character of this part of town.

The location provides excellent connectivity, with straightforward access to the A39 Atlantic Highway linking Wadebridge to the popular North Cornwall coastal destinations such as Rock, Polzeath and Padstow, as well as inland routes towards Bodmin and the A30 for travel further afield.

Combining accessibility, local charm and proximity to scenic countryside and coastline, Egloshayle Road is a highly desirable position within Wadebridge for both residents and visitors alike.



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.

Virtual Tour:



Changing Lifestyles



Floor 0 Building 1



Floor 1 Building 1



Floor 2 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.