



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

5 Glen Road  
Wadebridge  
PL27 7PD



BRITISH  
PROPERTY  
AWARDS

2025



**GOLD WINNER**

ESTATE AGENT IN  
WADEBRIDGE & ROCK



**Guide Price - £375,000**



# 5 Glen Road, Wadebridge, PL27 7PD



A stylish and contemporary family home in the heart of Wadebridge, finished to a high specification throughout

- Jaw-dropping open plan living, dining, and kitchen area
- Living space with wood burning stove set in a stone fireplace
- Elegant kitchen extension with floor-to-ceiling windows, modern appliances, and ample cupboard/worktop space
- Ground floor hardwood flooring and high-spec lighting throughout
- Handy ground floor W.C. and easy access to rear decking/garden
- Three first floor bedrooms; smallest suitable as a study or single bedroom
- Large family bathroom with separate bath, walk-in shower, W.C., basin, and skylight
- Loft conversion master bedroom with vaulted ceilings, exposed beams, dormer and Velux windows
- Low-maintenance rear garden with composite decking, astro-turf, and garden shed
- Flat walk into town and road-side parking available
- Council Banding - B
- EPC - D



Upon entry, you are welcomed into the jaw-dropping open plan living, dining, and kitchen area. The space has been completely opened up, flowing seamlessly as one.

Initially, the living area presents itself, featuring a stunning wood burning stove set in a stone fireplace, creating a cosy spot to relax in the evenings. The remainder of the room serves as a generous dining area, flexible enough to be arranged to suit any lifestyle.

The star of this space is the elegant kitchen extension. Large floor-to-ceiling windows flood the room with natural light, highlighting the modern kitchen which boasts contemporary appliances, ample cupboard and worktop space, and a sleek design. A handy W.C. sits off the back of the kitchen, and easy access to the rear decking and garden encourages outdoor dining and entertaining. The entire ground floor is finished with stylish hardwood flooring, and the mix of LED downlighting, feature drop lights, and wall-mounted lighting ensures a high-spec, contemporary feel throughout.

Moving upstairs, the landing gives access to three bedrooms. Bedrooms two and three comfortably accommodate single beds, while the smallest bedroom is ideal as a study or single bedroom. Completing the first floor is a large family bathroom extension with a separate bath, walk-in shower, W.C., and basin. A large skylight floods the space with natural light, and the modern design complements the trendy finish of the ground floor.

The loft conversion presents a spectacular master bedroom with built-in storage, vaulted ceilings with exposed beams, and carefully positioned LED downlighters. A dormer window captures the morning sun, while a Velux window allows for evening light. The room is bright and airy, showcasing views over Wadebridge, and provides a luxurious, contemporary master suite.

Externally, the property includes a low-maintenance garden. At the rear, a private composite decking area sits alongside the kitchen extension, with stairs leading to the astro-turfed garden, complete with a garden shed. The extensions have been finished in cedar cladding, adding character and presence, while the exposed stonework of the original building has been re-pointed to stand out beautifully.

This is a trendy, high-spec family home in a convenient location, offering flat walks into town and road-side parking. A viewing is highly recommended to fully appreciate the exceptional finish, contemporary design, and position of this stylish property.



# Changing Lifestyles

Wadebridge is a highly sought after town set along the banks of the River Camel, offering a perfect blend of coastal proximity and countryside charm. Renowned for its friendly community and excellent range of local amenities, the town provides everything needed for day to day living, including independent shops, cafés, restaurants, schools, and healthcare facilities.

At the heart of Wadebridge lies the popular Camel Trail, a scenic route ideal for walking and cycling, stretching from nearby Bodmin Moor to the picturesque harbour town of Padstow. The stunning North Cornish coastline is just a short drive away, with some of the region's most celebrated beaches including Polzeath, Rock, and Daymer Bay, making it an ideal location for those who enjoy outdoor and coastal lifestyles.

Wadebridge is also well regarded for its schooling and strong sense of community, with regular events and a vibrant town centre. Excellent transport links connect the town to the wider region, making it a convenient base for both permanent living and holiday home ownership.

Combining natural beauty, convenience, and a relaxed pace of life, Wadebridge continues to be one of North Cornwall's most desirable locations.



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

## 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.