



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Johns Park,  
Whitecross  
PL27 7JD



BRITISH  
PROPERTY  
AWARDS

2023



**GOLD WINNER**

ESTATE AGENT  
IN WADEBRIDGE  
& ROCK



**Guide Price - £390,000**



Changing Lifestyles

01208 814055



# Johns Park, Whitecross, Wadebridge, PL27 7JD



Set in the heart of Whitecross sits a fabulous four bedroom home, with generous living space throughout..

- Impressive Period Home
- Family Bathroom
- Stunning views
- Kitchen Extension
- Two Reception Rooms
- Private Rear Garden
- Off-Road Parking
- Popular Location
- 4 Bedrooms
- EPC - E
- Council Banding - B



Bond Oxborough Phillips takes pride in presenting this exquisite 4-bedroom family home situated in the highly sought-after location of Whitecross. The residence features a private parking space and an expansive rear garden that is well-manicured and ideal for outdoor activities. We highly recommend booking a viewing to fully appreciate the splendor of this home.



Upon entering Johns Park, one is greeted by a large conservatory that serves as a gateway to the inside. It also doubles up as an excellent storage space for any outdoor apparel. Moving further in, two large reception rooms await, each adorned with a beautiful stone set fireplace. One has a wood burner while the other has an electric burner. Picture yourself snuggled up to the fire during the chilly winter evenings. A dining room extends from the living space and flaunts the original 1880's features. The deep window sills lined with slate and the wooden ceiling beams set the tone for this magnificent property. Further down the property is a kitchen extension that offers ample space for food preparation. The large dual aspect windows overlooking the garden illuminate the area and make it feel bright and airy.



As you ascend the stairs, you will discover four beautifully-presented bedrooms and a family bathroom. Each bedroom comes equipped with a small basin, allowing for the potential to convert them into en-suites.

Externally, the property is simply breathtaking. There is a block-built shed that offers an excellent opportunity for conversion into a home office or workshop. The spacious and well-maintained rear garden provides a private and peaceful haven for any family to enjoy. To round it off, the property features a private parking space located in front of the residence. Don't miss out on the chance to make this splendid home yours!



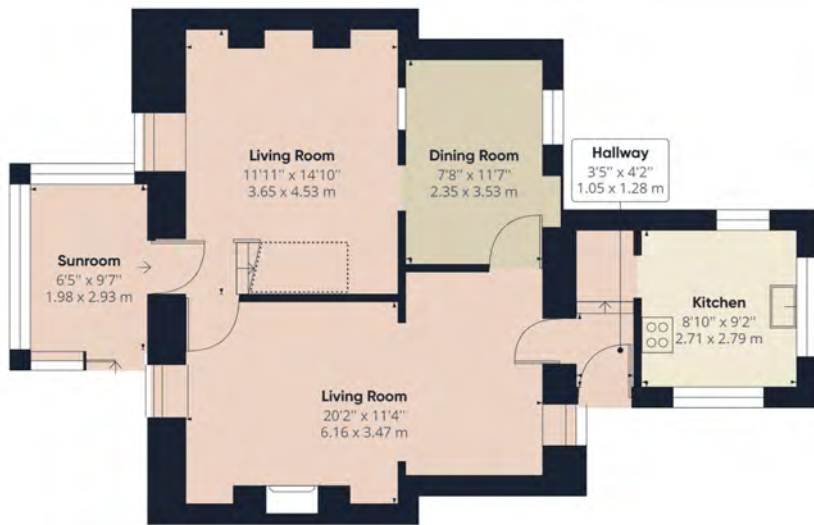
Wadebridge town is only a short walk away with its pedestrianised centre, where you can find a cinema, a range of national retailers and local independent shops as well as a selection of cafés, pubs and restaurants. With Tesco and a 24 hour M&S Wadebridge situated at the top of West-Hill Wadebridge really 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.



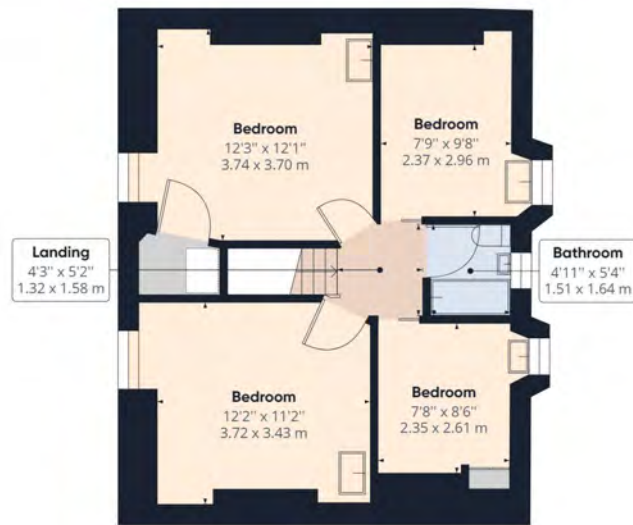
Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

Scan here for our Virtual Tour:





Floor 0 Building 1



Floor 1 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.

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.