



Bond
Oxborough
Phillips

Changing Lifestyles

90 Egloshayle Road

Wadebridge

PL27 6AF



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £425,000



Changing Lifestyles

01208 814055

90 Egloshayle Road, Wadebridge, PL27 6AF



Bond Oxborough Phillips takes immense pride in introducing the magnificent number 90 Egloshayle Road to the market.

- Impressive End Terrace Modern Home
- Traditional Features
- Family Bathroom
- Stunning views over Wadebridge
- Spacious Kitchen
- Two Reception Rooms
- Private Rear Garden
- Popular Town Location
- EPC - D
- Council Banding- C



Bond Oxborough Phillips takes immense pride in introducing the magnificent number 90 Egloshayle Road to the market. Boasting three capacious double bedrooms, a private front and rear garden, and a breathtaking view of the illustrious Camel Estuary, this residence presents an increasingly scarce opportunity to own a charismatic family home in the heart of Wadebridge.

Upon entering this marvellous home, one is cordially greeted by a porch space that provides room to store coats and shoes. Following that, a well-proportioned reception area that is currently presented as a dining room opens up, flaunting stunning features that fill the space, including a large stone-set fireplace and a vast bay window that illuminates the room. As one progresses further, the sizeable kitchen presents itself, offering a plethora of possibilities for a kitchen/dining set-up. The ground floor is also inclusive of a cozy living room that once again showcases a beautiful stone-set fireplace, creating an ambiance that beckons one to unwind and relax while taking in the mesmerizing views of the Cornish countryside.

Ascending upstairs, one is met with three spacious double bedrooms, two of which boast striking views of the Camel River and surrounding countryside. Completing this exquisite first floor is a family bathroom, complete with a bath, W/C, and basin.

Externally, the property boasts a private front and rear garden, providing an ideal space to enjoy the outdoors, and plenty of roadside parking directly in front of the property.

Overall, this is an outstanding opportunity to acquire a much-coveted property in a truly rare location. A viewing is highly recommended to appreciate the allure of this magnificent family home.

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:





Floor 0 Building 1



Floor 1 Building 1

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.