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Changing Lifestyles

Trelawney
Wadebridge,
PL27 7PN



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £400,000



Changing Lifestyles

01208 814055

Trelawney, Wadebridge, PL27 7PN



Set in the heart of Wadebridge sits a fabulous two/three bedroom detached home, with generous living space throughout..

- Impressive Detached Modern Home
- Family Bathroom
- 2/3 Bedrooms
- Spacious Open/Plan Kitchen Dining Reader
- Practical Utility Room
- Private Front & Year Garden
- Roadside Parking
- Popular Town Location
- Potential Conversion Opportunities (Subject to Planning)
- EPC - F
- Council Banding - C



An incredibly rare opportunity has arisen to acquire the truly stunning Trelawney, a recently renovated 2/3 bedroom detached home situated within the highly sought after town of Wadebridge. With its extensive 0.13-acre plot and fantastic open plan kitchen/dining area, this exceptional property boasts an abundance of character and style that is sure to impress even the most discerning of buyers.

As you enter Trelawney, you are greeted by an impressive and spacious hallway that provides great access to the rest of the property. The master bedroom is located on the right-hand side and boasts ample space for any large furnishings, while the large double window allows for plenty of natural light to flood in. Across from the master bedroom is the lounge, complete with a recently fitted integrated wood burner that sets the tone for cosy family evenings spent together in your new home.

Moving through the property, you'll find the second double bedroom, which has recently been redecorated, as well as the large open plan kitchen and dining area, creating the perfect hub for the property. The beautiful tiles that seamlessly flow throughout the space give it a modern and fresh feel, while the well-equipped kitchen features all the appliances you could desire, including an integrated dishwasher and ample space for a larger fridge/freezer setup. A utility room can also be found, providing additional space for white goods, as well as the recently fitted boiler.

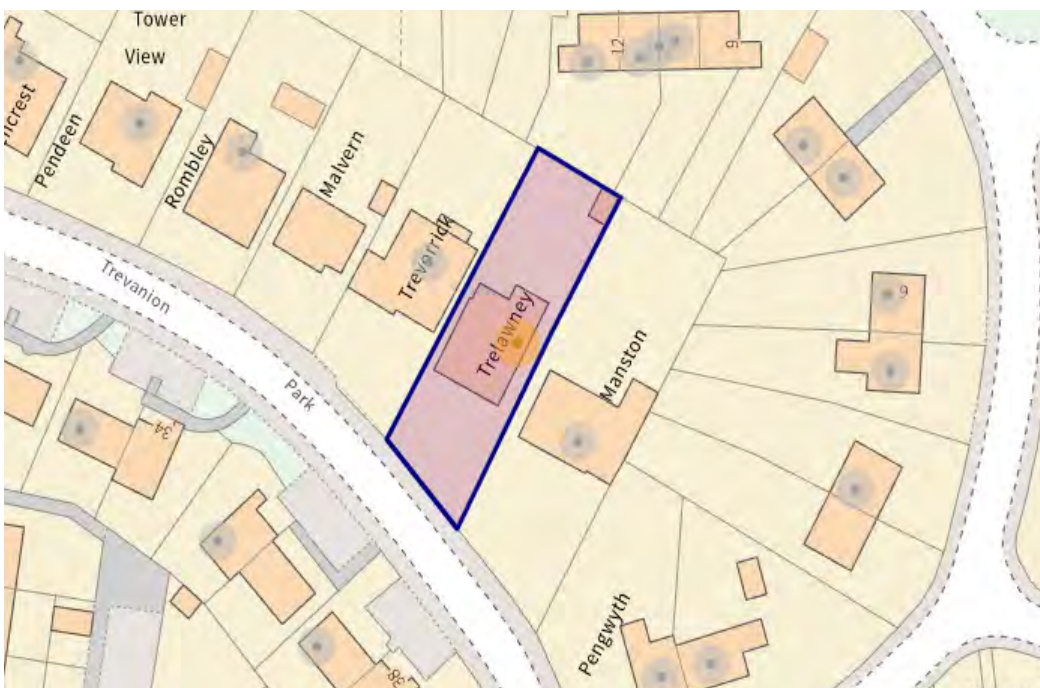


Completing the interior of this exceptional property is the modern family bathroom and dressing room. The bathroom includes a stunning free-standing bath, as well as a walk-in shower, basin with LED mirror, and W/C. The dressing room, previously used as a small third bedroom, demonstrates the versatility of Trelawney and adds another layer of charm to this already impressive home.

Externally, Trelawney truly shines. Its extensive 0.13-acre plot spans across both the front and rear gardens, providing plenty of space for outdoor activities and entertaining. Private parking or even garage opportunities are possible subject to planning, and a single block outbuilding to the rear of the property provides additional storage options. A viewing of this recently renovated gem is highly recommended in order to fully appreciate its unique charm and character.

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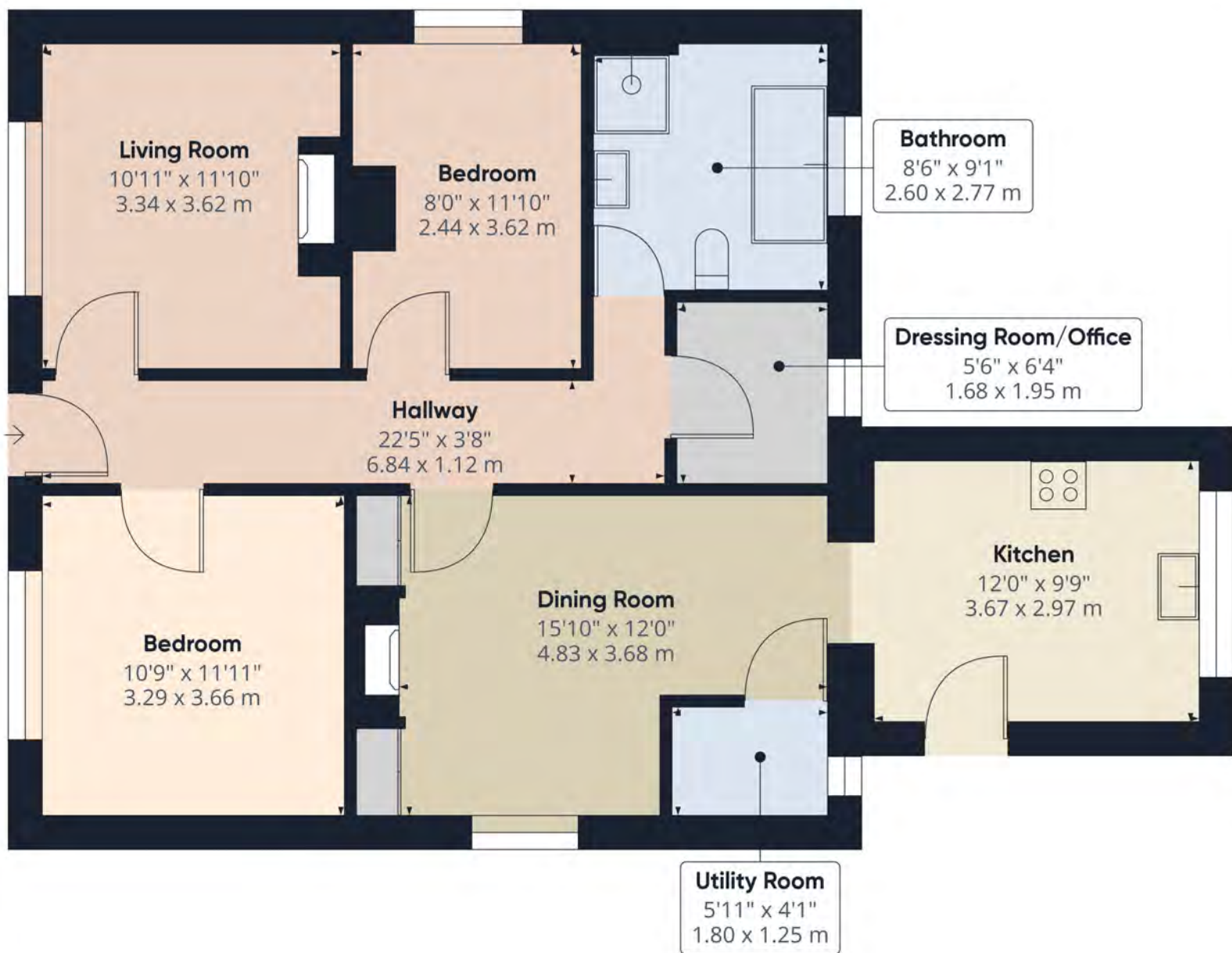
Wadebridge town is only a short walk away with its pedestrianised centre, where you can find a cinema, a range of national retailers and local independent shops as well as a selection of cafés, pubs and restaurants. With Tesco and a 24 hour M&S Wadebridge situated at the top of West-Hill Wadebridge really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

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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.

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