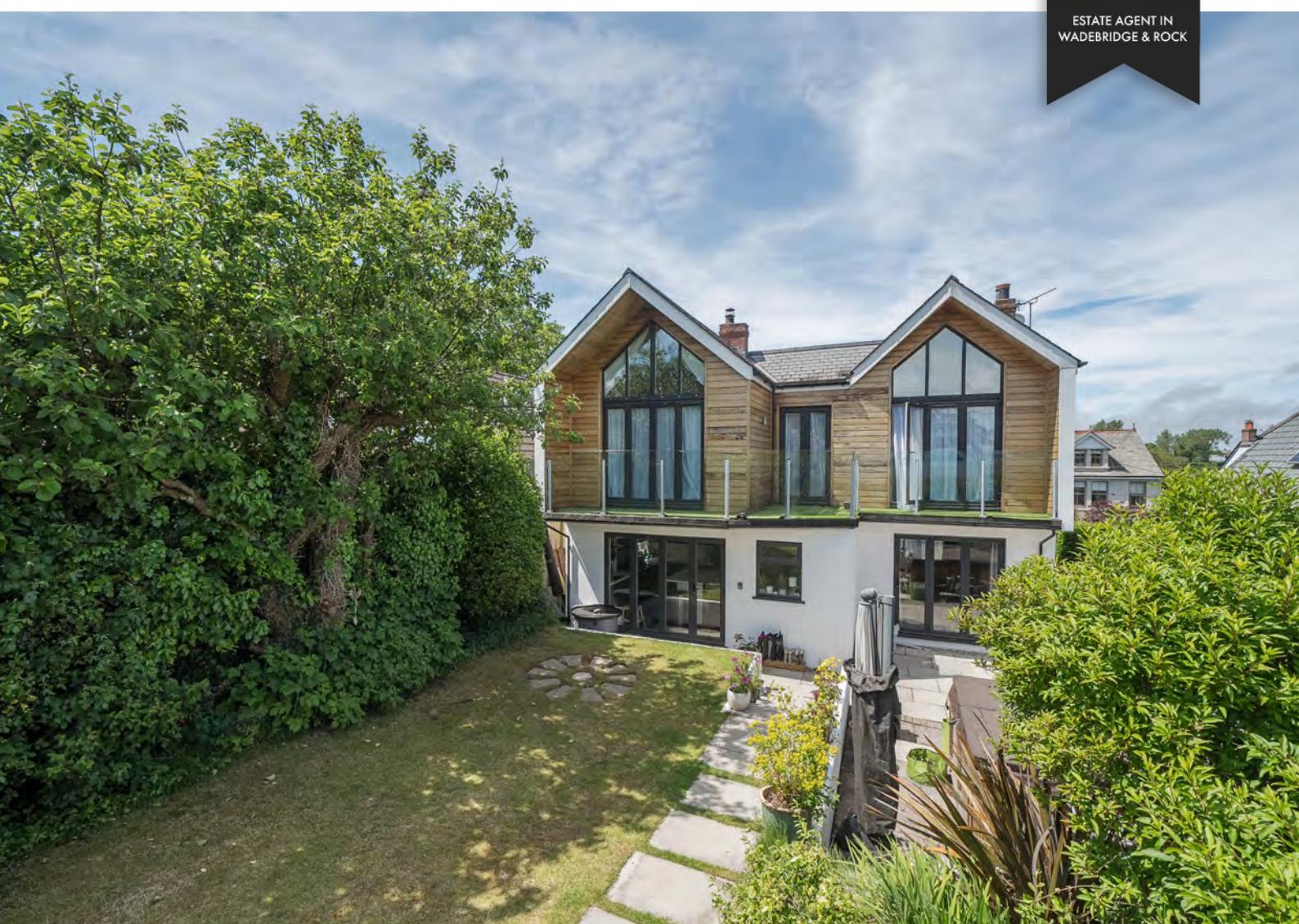




Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Tristram  
Wadebridge  
PL27 7NZ



**Guide Price: £525,000**



*Changing Lifestyles*

01208 814055

# Tristram, Wadebridge, PL27 7NZ

A beautifully extended 1930s home offering seamless indoor-outdoor living in a prime setting..



- Beautifully extended detached 1930s home
- Exceptional open-plan kitchen/dining area with island
- Open Plan Living Areas
- Family Bathroom & Two En Suites
- Two bedrooms benefiting from connected balconies overlooking the garden
- Practical Utility Room
- Private garden with patio and multiple access points via-fold doors
- Popular Town Location
- Council Banding - D
- EPC - D



Originally constructed in 1930, this impressive detached residence has been thoughtfully and significantly extended by the current owners in 2016, resulting in a superbly balanced home that blends period character with contemporary living.

The heart of the property is an outstanding open-plan kitchen and dining space, beautifully designed for modern family life and entertaining. Featuring a central island, range cooker, and a full suite of integrated appliances, this exceptional room is flooded with natural light and opens directly onto the garden and patio through bi-fold doors, creating a seamless connection between indoor and outdoor living. The kitchen flows effortlessly into a comfortable sitting room, which also benefits from bi-fold doors providing further garden access.

Additional ground-floor accommodation includes a formal reception room, a practical utility room, and a W/C with shower, offering excellent flexibility for families and visiting guests alike.

To the first floor, the property offers four well-proportioned double bedrooms. Two benefit from stylish en-suite bathrooms with walk-in showers, while two further bedrooms enjoy direct access to interconnecting balconies overlooking the rear garden, creating a light, tranquil, and highly appealing layout.

Externally, the property is accessed via Park Road and provides generous off-road parking. A pathway leads through the rear garden to the house, while a pedestrian walkway links the well-maintained front garden to Trevanian Road, offering both convenience and excellent accessibility. The rear garden features a paved patio ideal for outdoor dining and entertaining, with steps leading up to a large lawned area, perfect for families and outdoor enjoyment.



Offered to the market chain free, this exceptional home presents a rare opportunity to acquire a beautifully extended period property in a highly accessible setting.

# Changing Lifestyles

Wadebridge town centre is just a short walk away and offers a vibrant, pedestrianised high street featuring a cinema, a variety of national retailers, and an excellent selection of independent shops. The town is well served by an array of cafés, pubs and restaurants, alongside convenient supermarkets including Tesco and a 24-hour M&S Foodhall located at the top of West Hill, ensuring everything you need is close at hand.

Ideally positioned for exploring North Cornwall, Wadebridge serves as a gateway to both picturesque countryside and some of the region's most sought-after coastal destinations. The stunning beaches of Rock and Polzeath are easily accessible and are well known for their excellent golfing facilities.

The renowned Camel Trail also runs directly through the town. This scenic, traffic-free walking and cycling route follows the old railway line from Bodmin to Padstow, offering beautiful riverside views, abundant wildlife, and an enjoyable way to reach the coast or venture inland through wooded valleys towards Bodmin 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



Floor 1

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If you are considering selling or letting your home, get in contact with us today on 01837 500600 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.