



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

The Old Manor House,  
Trevanion,  
Wadebridge,  
PL27 7JY



BRITISH  
PROPERTY  
AWARDS

2023



**GOLD WINNER**

ESTATE AGENT  
IN WADEBRIDGE  
& ROCK



**OIEO - £800,000**





# The Old Manor House, Trevanion, Wadebridge, PL27 7JY



Offering a wealth of charm and character, sits this spectacular home within a quarter of an acre...

- Impressive Detached Home
- Sought After Location
- Rich in History & Charm
- Kitchen/ Breakfast Room & Utility
- Separate Dining Room & Living Room
- Offering Three Bedrooms
- Set within a Generous Plot of a Quarter of an Acre
- Detached Garage & Workshop
- Plentiful Off Road Parking



Welcome to a slice of history nestled on the fringes of town, where time has woven a rich tapestry of character and charm. This captivating property, steeped in centuries-old heritage, has been lovingly owned and occupied for over two decades, evolving with tasteful improvements and a sympathetic kitchen extension that seamlessly blend old-world charm with modern convenience.

As you step inside, you're greeted by spacious living accommodation on the ground floor, where every corner whispers tales of bygone eras. The ambiance of the property is one of warmth and character, with original features harmonizing effortlessly with contemporary comforts.

Upstairs, three bedrooms await, each offering a picturesque vista from their windows, inviting in natural light and framing views of the surrounding landscape. Whether it's the sunrise or the tranquility of dusk, these rooms offer a retreat from the hustle and bustle of everyday life.

Outside, the property sits proudly on a generous plot extending approximately a quarter of an acre, a rarity so close to town amenities. Here, there's no shortage of space to roam and unwind, with ample room for outdoor pursuits or simply basking in the serenity of nature's embrace.

For the hobbyist or DIY enthusiast, a detached garage and workshop beckon, complete with power and light connections, providing the perfect haven for creative endeavors or practical projects.

With plenty of off-road parking available, convenience meets comfort effortlessly in this historic abode. Don't miss the opportunity to experience the timeless allure and potential of this remarkable property. Arrange a viewing today and step into a world where the past and present intertwine in perfect harmony.



# Changing Lifestyles



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.

Click here for the Virtual Tour:







## Have a property to sell or let?

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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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