



Bond
Oxborough
Phillips

Changing Lifestyles

Rose Hill Cottage

Trenant Vale

Wadebridge

PL27 7RP



BRITISH
PROPERTY
AWARDS

2023

★★★★★

GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Asking Price - £650,000



Changing Lifestyles

01208 814055

Rosehill Cottage, Wadebridge, PL27 6AL



Sat on the ever popular street of Trenant Vale sits a stunning 3 bedroom detached family home, with generous living space throughout...

- Impressive Detached Modern Cottage
- Family Bathroom & Master En-Suite
- Stunning views over Wadebridge
- Spacious Kitchen, Dining & Living Space
- Unique 0.41-Acre Plot with Garden Terrace
- Detached Garage with Garage Room
- Popular Town Location
- Patio with Hot Tub included!
- Council banding- C
- EPC - E



Introducing Rosehill Cottage, an enchanting property nestled in the picturesque surroundings of Wadebridge. This characterful stone-built home exudes charm and sophistication whilst being sat on a unique 0.41-acre plot.

As you step into the welcoming porch, you're greeted by an inviting open-plan layout that seamlessly combines the kitchen, living, and dining areas. The living space is enhanced by a stunning wood burner, creating a cosy ambiance ideal for relaxing evenings with loved ones. The adjacent dining area provides the perfect setting for entertaining, offering ample space for gatherings and celebrations.

The modern kitchen is a chef's dream, featuring integrated appliances including an oven, grill, hob, and dishwasher. LED lights along the plinths add a touch of luxury, while a convenient single door grants access to private parking at the rear of the property.

Upstairs, three beautifully appointed bedrooms await, each exuding character and charm with their vaulted ceilings. The master bedroom is a true masterpiece, boasting a private en suite bathroom and French doors leading to a delightful patio area. Imagine enjoying morning coffees or unwinding with a glass of wine in the serene outdoor space, complete with a hot tub and ample room for outdoor furnishings. A family bathroom completes the upper floor, offering a separate bath, shower, basin, and WC for added convenience.

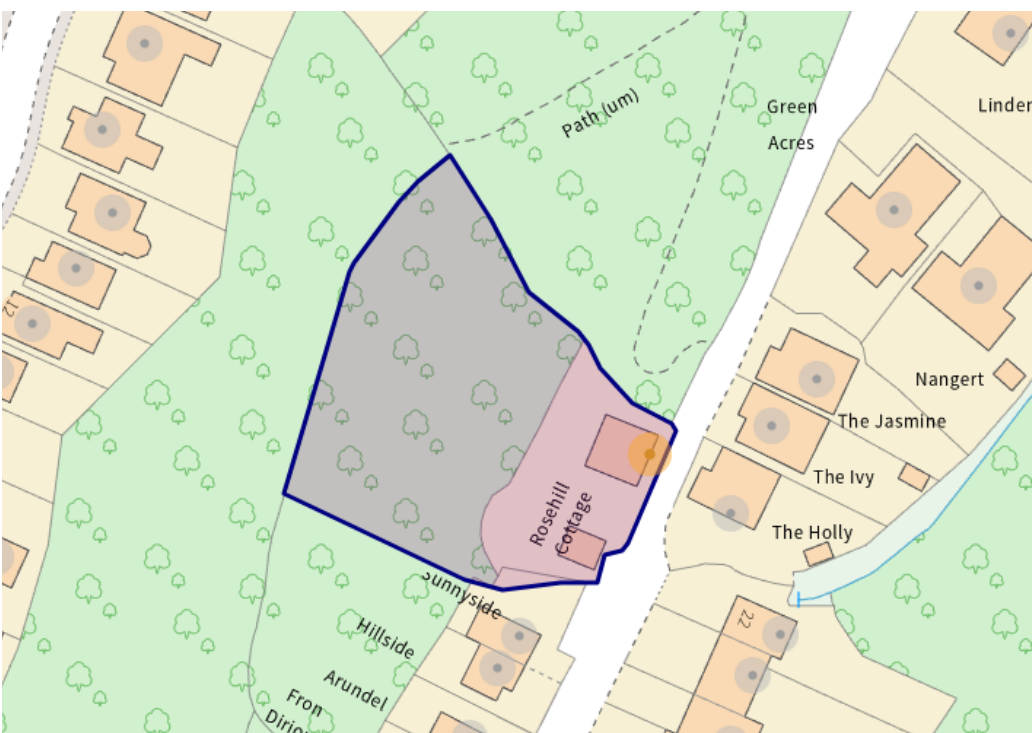
Externally, the property truly shines, occupying a generous 0.41-acre plot adorned with mature gardens that provide a peaceful retreat. Outdoor stairs lead to a unique terrace boasting breathtaking views, perfect for enjoying the beauty of the surroundings. Additionally, a large single garage offers valuable storage space and houses a top-floor garage room currently utilised as a home gym, offering versatility as a potential home office.

With private parking spaces provided, Rosehill Cottage offers the perfect blend of elegance, comfort, and tranquillity, presenting an exceptional opportunity to call this stunning property home.



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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.

Scan here for our Virtual Tour:

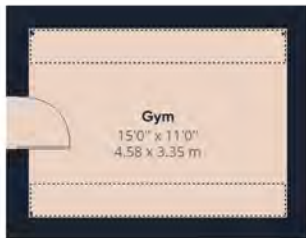




Floor 0 Building 1



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.