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Oxborough
Phillips

Changing Lifestyles

1 New Guineaport

Wadebridge

PL27 7BP



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Guide Price - £325,000



Changing Lifestyles

01208 814055

1 New Guineaport, Wadebridge, PL27 7BP



Beautifully Positioned Home with Scenic Views in the Sought After Location of Wadebridge

- Three-bedroom terraced home over three floors, no onward chain
- Spacious hallway and bright living room with bay window, river views, and fireplace
- Dining room with storage, fireplace, and access to kitchen
- Kitchen with ample storage and access to rear garden
- First floor with family bathroom and two double bedrooms (one with wardrobes and estuary views)
- Second-floor double bedroom with Velux windows
- Rear garden with patio, lawn, and shed; front gravelled garden with raised beds and stunning views
- Council Banding - C
- EPC - E



This charming three-bedroom terraced home on Guineaport Road, Wadebridge, offers spacious and versatile accommodation set across three floors, with stunning views of the River Camel and surrounding estuary.

Upon entering the property, you are welcomed by a large entrance hallway providing access to the principal living spaces and staircase to the upper floors. The living room is a bright and inviting space, featuring a beautiful bay window that overlooks the River Camel, allowing an abundance of natural light to flood the room. A traditional fireplace adds character and warmth, creating a cosy focal point.

Moving through, the property boasts a generously sized dining room with direct access to the kitchen, making it ideal for both everyday living and entertaining. This room also benefits from useful under-stairs storage and a further traditional fireplace, enhancing the home's period charm.

The kitchen offers ample worktop and cupboard space, along with room for integrated appliances. From here, there is direct access to the rear garden, seamlessly connecting indoor and outdoor living.

On the first floor, the property comprises a family bathroom fitted with both a bath and shower unit, alongside two well-proportioned double bedrooms. The front-facing bedroom enjoys built-in wardrobes and picturesque views across the river estuary.

The second floor hosts a spacious double bedroom, complete with Velux windows that allow plenty of natural light to pour in, creating a bright and airy retreat.

Externally, the rear garden is a delightful space featuring a patio area ideal for outdoor seating, a lawned section, and a garden shed positioned at the top. To the front, the property benefits from a large gravelled area with raised beds, adding to its kerb appeal.

The property enjoys stunning views of the local cricket grounds and the Camel Estuary, offering a truly special setting.

Offered to the market with no onward chain, this is a fantastic opportunity to acquire a well-located home in the heart of Wadebridge.

Changing Lifestyles

Wadebridge is a vibrant riverside town in north Cornwall, set along the sweeping curve of the River Camel and shaped by centuries of trade, travel, and community life. Its historic 15th-century bridge still anchors the town's identity, while the surrounding streets blend independent shops, cafés, and local businesses that give the centre a warm, lived-in character. The town's position on the Camel Trail makes it a natural hub for walkers and cyclists, with the flat former railway line offering peaceful estuary views toward Padstow and wooded countryside toward Bodmin. Wadebridge's history is woven into its landscape, from its early role as a trading point for wool and grain to its place on one of Cornwall's earliest steam railways, yet it feels modern and active, with regular markets, community events, and a steady flow of visitors who use it as a base for exploring the wider region. Within a short drive lie some of Cornwall's most celebrated coastal spots, including Polzeath, Damer Bay, and Rock, while inland the rolling Camel Valley provides vineyards, farms, and quiet rural scenery. Altogether, Wadebridge offers a balance of heritage, natural beauty, and everyday life that makes it both a practical centre and a distinctly Cornish destination.

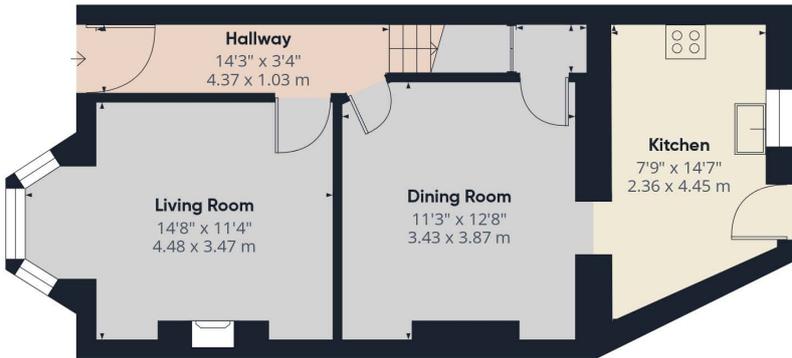


Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

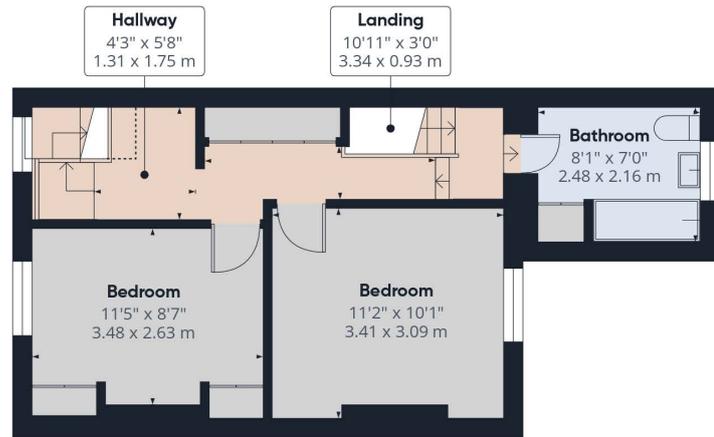
Virtual Tour:



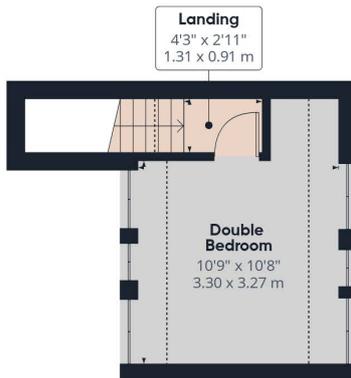
Changing Lifestyles



Floor 0



Floor 1



Floor 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.

PLEASE NOTE

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose.

We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

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.