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Changing Lifestyles

Treglohan,
Wadebridge
PL27 6DL



BRITISH
PROPERTY
AWARDS

2023

★★★★★

GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £875,000



Changing Lifestyles

01208 814055

Treglohan, Gonvena, Wadebridge, PL27 6DL



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

- Impressive Detached Period Home
- Beautiful Family Bathroom
- Large Dining Room
- Sunroom
- Modern Trendy Layout
- Practical Utility Room
- Private Rear Garden
- Off-Road Parking for Multiple Vehicles
- Large Garage
- Summer House
- Popular Town Location
- Council Banding - E
- EPC - E



Welcome to Treglohan, a beautifully presented three-bedroom detached family home, nestled in one of Wadebridge's most sought-after residential areas. This exceptional property offers a harmonious blend of modern design, ample space, and luxurious touches, making it an ideal home for any discerning buyer.

Upon entering Treglohan, you are greeted by a welcoming porch, the perfect space to shed outerwear before stepping into the heart of the home. The central dining/reception room is truly the hub of this residence, featuring a large bay window and an external door that flood the space with natural light. With generous room for large furnishings, this area is perfect for entertaining or family gatherings. The modern kitchen, adjacent to the dining space, is a chef's dream. Sleek cupboards, abundant worktop space, and integrated appliances ensure both style and convenience, making meal preparation a joy. A handy downstairs W/C leads to a hidden utility area, ideal for storing white goods and keeping the main living areas clutter-free.

The ground floor also boasts a generously sized yet cosy living room, where smart LED lighting highlights a feature wall, creating a luxurious atmosphere perfect for unwinding. Additionally, a sunroom offers stunning views across the mature rear garden, providing a tranquil spot for morning relaxation.



Upstairs, Treglohan features three spacious bedrooms, each offering picturesque views of the rear garden. The master bedroom is particularly impressive, with dual aspect windows and built-in storage, offering a bright and airy retreat. One of the bedrooms has been cleverly furnished as a private study, showcasing the versatility of the space.

The top floor of the property is finished to the highest standard, with a large landing area featuring exposed floorboards and a double-glazed window that bathes the space in natural light. The highlight of this floor is the luxurious family bathroom, equipped with high-quality fittings including a standalone bath, LED mirror, large basin with storage unit, and a walk-in shower.

Externally, Treglohan's large rear garden is a true haven, with mature plants creating a peaceful retreat to enjoy on a summer's evening. A raised patio area, accessible from the dining room, offers the perfect spot for outdoor dining and entertaining. Tucked away to the side of the property is a charming summer house, offering endless possibilities as a studio, home office, or potential guest accommodation. To the front of the property, a spacious driveway provides ample parking for multiple vehicles, complemented by a large garage for additional storage or parking.

Treglohan is a stunning property that combines original features with modern enhancements, situated in a private and desirable estate in Wadebridge. This is a rare opportunity to own a truly exceptional home in a prime location.

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Wadebridge is a charming town nestled along the River Camel in North Cornwall, offering a delightful mix of traditional Cornish character and modern amenities. The town's vibrant center is home to a variety of independent shops, cafes, and restaurants, creating a lively atmosphere that appeals to both residents and visitors.

For outdoor enthusiasts, Wadebridge is the perfect gateway to the Camel Trail, a scenic route ideal for cycling and walking, with stunning views of the surrounding countryside and river. The town is also within easy reach of some of Cornwall's most beautiful beaches, including Rock, Polzeath, and Daymer Bay, where you can enjoy surfing, swimming, and coastal walks.

Wadebridge is known for its strong community spirit, with excellent schools, parks, and recreational facilities, including a popular leisure center. The town regularly hosts events and festivals, fostering a close-knit community and offering something for everyone.

Its convenient location near the A39 Atlantic Highway ensures easy access to other parts of Cornwall, with nearby Bodmin and Padstow offering additional transport links. Wadebridge is an ideal base for exploring the best of Cornwall's natural beauty while enjoying the comforts and conveniences of a thriving town.



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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Floor 0 Building 1



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