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Oxborough
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Changing Lifestyles

Hectors House

Wadebridge

PL27 6HR



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £250,000



Changing Lifestyles

01208 814055

Hectors House, Wadebridge, PL27 6HR



Set on the ever-famous Egloshayle Hill sits a recently renovated one bedroom Cottage...

- Impressive Modern Cottage
- Master En-Suite
- Chain Free Sale!
- Open Plan Kitchen/Dining Room
- Cosy Lounge with Gas Burner
- Private Rear Garden
- Live Planning Permission!
- Popular Town Location
- EV Car Charger Included!
- Council Banding - A
- EPC - tbc



Hector's House – A charming and completely refurbished 1-bedroom cottage located on the popular Egloshayle Hill, this property seamlessly blends contemporary style with classic character. With a thoughtfully modernised interior and exterior, it is an ideal first-time buy or investment property.

Upon entering, you're greeted by a cosy living space with sleek slate flooring and a modern gas burner, enhancing the welcoming atmosphere. A sash-style window bathes the room in natural light, creating an inviting environment perfect for unwinding in the evenings. There's ample room to create your ideal seating area and personalise the space.

Further into the property, you'll find a delightful open-plan kitchen and dining area. The newly fitted kitchen is equipped with an integral modern microwave, fridge-freezer, a 2-point induction hob, and a convenient 4-in-1 boiling tap. The design provides plenty of space for a dining table and easy access to the rear garden via a double-glazed door.

Upstairs, a bespoke staircase leads to the generously sized master bedroom, featuring two double windows that flood the space with light. There is plenty of room for a large bed and additional furnishings. The bedroom is complemented by a stylish modern en-suite with a walk-in shower, W.C., and basin – a touch of luxury in your everyday routine. The landing also includes built-in storage for added convenience.

Externally, Hector's House offers a small courtyard sun trap, perfect for soaking up the Cornish rays in the warmer months. The current owners have ingeniously incorporated a washing machine and tumble dryer in a storage box to maximize indoor space. As you ascend the stairs, you'll discover a generously sized rear garden with a brand new shed for additional storage. Glass balustrades add a sleek, modern touch to the outdoor area.

Side access provides a convenient route to the front of the cottage, where an EV charger is located. The property also benefits from live planning permission for a single-storey extension at the rear, offering potential for future expansion.

Dating back approximately 200 years, Hector's House has undergone significant modernisation, offering a stylish, move-in-ready home. This chain-free sale is ready for viewings, so don't miss out on the opportunity to make this stunning property your new 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.



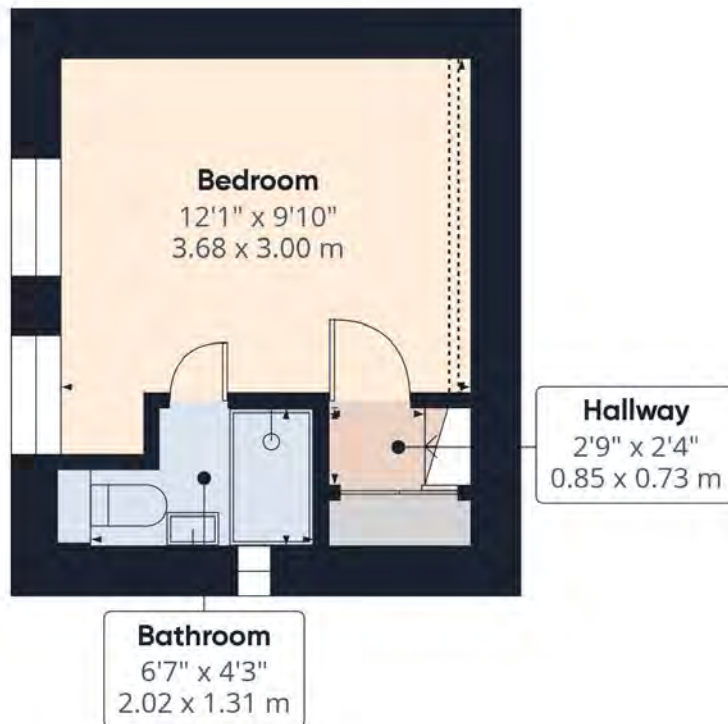
Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

Scan here for our Virtual Tour:





Floor 0



Floor 1

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.