



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

26 Rowan Road  
Wadebridge  
PL27 7SN



BRITISH  
PROPERTY  
AWARDS

2023

★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN WADEBRIDGE  
& ROCK



**Guide Price - £475,000**



Changing Lifestyles

01208 814055



# 26 Rowan Road, Wadebridge, PL27 7SN



Set in the heart of Wadebridge a fabulous four/five bedroom detached home, with generous living space throughout..

- Impressive Detached Modern Home
- Family Bathroom & Master En-Suite
- Stunning views
- Spacious Kitchen/Dining Room
- Practical Utility Room
- Private Rear Garden
- Single Garage
- Off-Road Parking
- Popular Town Location
- Chain Free!
- Council Banding- E
- EPC - TBC



A unique and spacious 4/5 bedroom detached family home located in the sought-after area of Wadebridge, 26 Rowan Road offers stunning views, a versatile layout, and an impressive garden space. This is a property not to be missed.

Upon entering the property, you are welcomed into a large hallway. To the right, you'll find a private study, which could easily be used as a fifth bedroom, adding further versatility to the home. The ground floor also features a generously sized living room with ample space for furnishings, providing a great setting to relax in the evenings. A convenient ground floor W.C. completes this level.

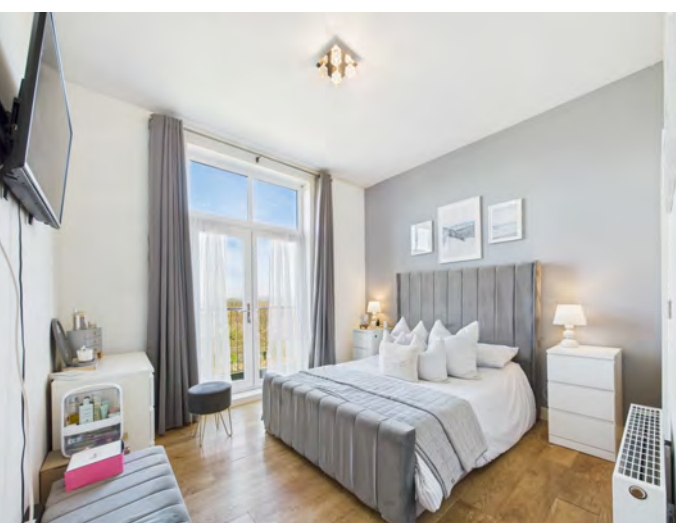
Up the first set of stairs, you'll discover a modern open-plan kitchen and dining area. The kitchen is well-equipped with contemporary appliances and plenty of worktop space, while the dining area provides ample room for family meals and entertaining. The French-style doors open out onto a rear garden patio, perfect for al fresco dining and enjoying the outdoors. Adjacent to the kitchen, a practical utility room offers space to tuck away white goods.

Moving up a further set of stairs, you'll find two double bedrooms, including the master bedroom. The master is a standout feature, boasting a private ensuite, large floor-to-ceiling windows, and access to a private balcony showcasing stunning views of the rolling hills. From here, you can even catch a glimpse of the Camel Estuary. A storage cupboard adds convenience to this floor.

The final set of stairs leads to two further bedrooms, including a large double, and a family-sized bathroom. The bathroom is well-appointed with a bath and shower unit, W.C., and basin, catering to the needs of a growing family.

Externally, the property is set on a good-sized plot and includes a rear garden with a raised patio and decking area. The property also benefits from access to a single garage and private parking. Being chain-free, this home offers a fantastic opportunity for those seeking a spacious and well-located property.

A viewing is highly recommended to fully appreciate what this wonderful home has to offer.





# Changing Lifestyles

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:



# Changing Lifestyles



Floor 0 Building 1



Floor 1 Building 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.