



21, Egloshayle Road



# 21, Egloshayle Road

Wadebridge, Cornwall PL27 6AD

Town Centre 0.2 miles - North Cornish Coast 7.1 miles - Bodmin 7.2 miles

An immaculately presented Georgian residence located on a popular road in Wadebridge.

- Semi Detached Georgian House
- Potential For Fifth Bedroom
- Open Plan Kitchen/Diner
- Office And Study
- Freehold
- Four Double Bedrooms
- Period Features
- Utility Room
- South West Facing Garden
- Council Tax Band: D

Guide Price £585,000

## SITUATION

The property is located in the popular Egloshayle Road with close access to Wadebridge town. The market town of Wadebridge sits astride the River Camel and offers a wide variety of independent shops together with primary and secondary education, cinema, numerous sports clubs, social clubs and access to the popular Camel Trail. Within eight miles of the property are the popular sandy beaches of Polzeath and Daymer Bay. Nearby Padstow and Port Isaac are renowned fishing ports and to the east is the splendour of Bodmin Moor, a designated Area of Outstanding Natural Beauty. Mainline rail services are available at Bodmin Parkway connecting to London Paddington via Plymouth, whilst Newquay airport provides a number of scheduled flights to both domestic and international destinations.

## DESCRIPTION

Once part of a manor house, this immaculately presented 1830s Georgian residence has been sympathetically renovated whilst retaining many of its original period features including flagstone slate flooring, ornate fireplaces, slate window sills and the original handrail on the winding staircase. Its high ceilings and large sash windows allow the house to be flooded with light. The current owners have re-rendered the property in lime render and have restored the granite quoins. This versatile property offers potential to be converted into a five bedroom house and/or convert the loft subject to the relevant permissions.



## ACCOMMODATION

Granite steps lead to the front door and into the entrance hall. The hallway has three storage cupboards, two of which are under the stairs and one with a concealed staircase to the cellar which can be opened up. The sitting room offers a feature fireplace with log burning stove and slate hearth, alcoves with built-in shelving and two large sash windows to the front with partial views of Wadebridge town. The modern kitchen is less than two years old and has been opened up to the dining room to create a fantastic socialising space. The fully equipped kitchen offers a range of wall and base units with quartz worktops, pantry cupboards, integrated dishwasher, fridge/freezer and wine fridge, gas Range cooker set in an impressive fireplace, island with solid oak breakfast bar and built-in drawers, sink with mixer tap and original flagstone slate flooring. The dining area features an ornate fireplace with slate hearth and is laid with solid oak flooring. The utility/ boot room houses the combi boiler and also benefits from pantry cupboards, wall and base units with space for an integrated washing machine and tumble dryer, a sink with mixer tap and a door to the rear. The cloakroom offers a low level WC and countertop basin with vanity unit. Through the office space is another cloakroom with a basin and plumbing for a WC.

The first floor, split-level landing provides access to four double bedrooms, the study and family bathroom. Bedrooms One and Four are at the front of the property and offer views of Wadebridge town with glimpses of the Camel Estuary. Bedroom One also benefits from a vanity basin. Bedrooms Two and Three overlook the side of the property. The generous family bathroom comprises a freestanding double ended slipper bath with handheld shower, twin vanity basins, concealed low level WC, corner shower with waterfall shower and handheld shower head and a walk-in airing cupboard/wardrobe. The study has a large skylight and plumbing in place to be converted into a bathroom.

## OUTSIDE

The garden is fully enclosed and can be accessed from the road via a wooden gate. The south west front garden is mostly laid to lawn with mature shrubs, trees, vegetable planters, flower beds and a paved pathway with steps leading to the side of the property. The garden enjoys the sun throughout the day and there is a raised decked area and patio to the side. Steps lead down to the cellar with two windows to the front and potential to be converted into an additional room. A path leads to the rear of the house with an outdoor heated shower and a stone shed benefitting from light and power. Steps lead to the rear gate and through to the back lane where the owners have the right to park one car.

## SERVICES

Mains drainage, electricity, water and gas. Solar panels generating a Feed-in tariff. Hive controlled heating. Underfloor heating in bathroom. Broadband availability: Ultrafast and Superfast. Mobile phone coverage: Voice and Data (Broadband and mobile information via Ofcom). Please note the agents have not inspected or tested these services.

## VIEWINGS

Strictly by appointment with the vendors appointed agents, Stags 01208 222333

## DIRECTIONS

From the centre of Wadebridge, cross the bridge over the River Camel and turn right at the roundabout onto Egloshayle Road. Continue along the road for 0.1 miles and the property is located on the left-hand side.

What3Words: ///slept.rafters.skies



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 2311 sq ft / 214.7 sq m  
For identification only - Not to scale

**Lower Ground Floor**

- Cellar: 6.02 x 3.96m (19'9" x 13')

**Ground Floor**

- Utility / Boot Room: 3.86 x 3.89m (12'9" x 12'6")
- Office: 4.01 x 1.52m (13'2" x 5')
- Kitchen / Dining Room: 8.00 x 4.72m (26'3" x 15'6")
- Sitting Room: 4.95 x 4.01m (16'3" x 13'2")

**First Floor**

- Study: 3.91 x 1.27m (12'10" x 4'2")
- Bedroom 2: 3.99 x 3.66m (13'1" x 12')
- Bedroom 3: 3.66 x 3.45m (12' x 11'4")
- Bedroom 1: 5.08 x 2.79m (16'8" x 9'2")
- Bedroom 4: 3.84 x 2.13m (12'7" x 7')

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Stags. REF: 1119800



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		77	89
	EU Directive 2002/91/EC		

1 Eddystone Court, Eddystone Road, Wadebridge, PL27 7FH

wadebridge@stags.co.uk

01208 222333