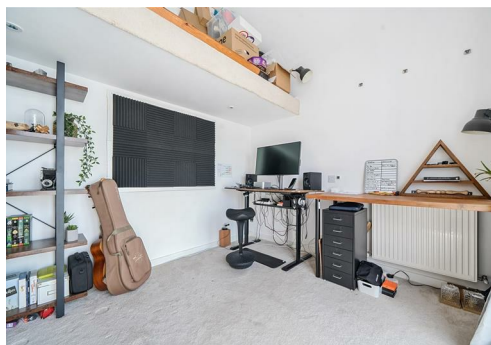




Tristram

Tristram, Trevanion Road, Wadebridge, Cornwall, PL27 7NZ



Rock Beach 7 Miles - Padstow 8.5 Miles -
Wadebridge Town Centre 0.5 Miles

A beautifully presented and
generous detached four/five
bedroom house in the heart of
Wadebridge.

- Detached House
- Four/Five Double Bedrooms
- Two En-Suites
- Open Plan Living
- Utility Room
- Balcony Terrace
- Front & Rear Gardens
- Private Parking
- Freehold
- Council Tax Band: D

Offers In Excess Of
£585,000



SITUATION

Tristram is positioned just a short distance from the town centre of Wadebridge. The former market town 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 Cycle Trail. Within eight miles of the property are the popular sandy beaches of Polzeath and Daymer Bay, whilst the water sports haven of Rock has long stretches of sandy beaches on the shores of the beautiful Camel estuary.

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

A modern and well proportioned detached house offering generous accommodation and situated in the heart of Wadebridge. Vastly extended in 2016, this beautifully presented and unique property offers partial open plan living and four/five generous double bedrooms making it an excellent family home. Natural light floods the house from the front and rear aspects through large windows, French and bi-folding doors.

ACCOMMODATION

From the ground floor entrance, there is a central staircase with a hallway to the right and open plan sitting/kitchen/dining room to the left wrapping around to the rear of the property. There is a snug/playroom and a utility room with space for appliances, a separate shower room and boiler cupboard. The kitchen benefits from a range of base and wall units with a central island, a built-in dishwasher and wine cooler, space for a cooker with 6 burner hob and space for an American style fridge/freezer.

The first floor landing has access to four double bedrooms and the family bathroom. Bedrooms

One and Two both have en-suite shower rooms and Bedroom One has the added benefit of built-in wardrobes. Bedroom Four offers a mezzanine level which is perfect for additional storage. To the rear of the first floor is a balcony terrace which runs the full width of the property. The two rear bedrooms have vaulted ceilings and floor to ceiling windows with bi-folding doors to the balcony terrace.

OUTSIDE

From Trevanion Road, steps lead to the gated front garden which is mostly laid to lawn with a cobbled BBQ area and a pathway leading to the front door and around to the side. A patio extends from the left hand side of the property, around to the enclosed rear garden. Steps lead to a higher level lawn bordered with mature shrubs and trees with a stepping stone pathway to the rear gate. There is private parking for two cars beyond the gate which can be accessed via New Park.

SERVICES

Mains water, drainage and electricity. Mains gas central heating. Underfloor heating throughout the ground floor. Broadband availability: Ultrafast. Mobile phone coverage: Voice and data likely. (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, Wadebridge - 01208 222333.

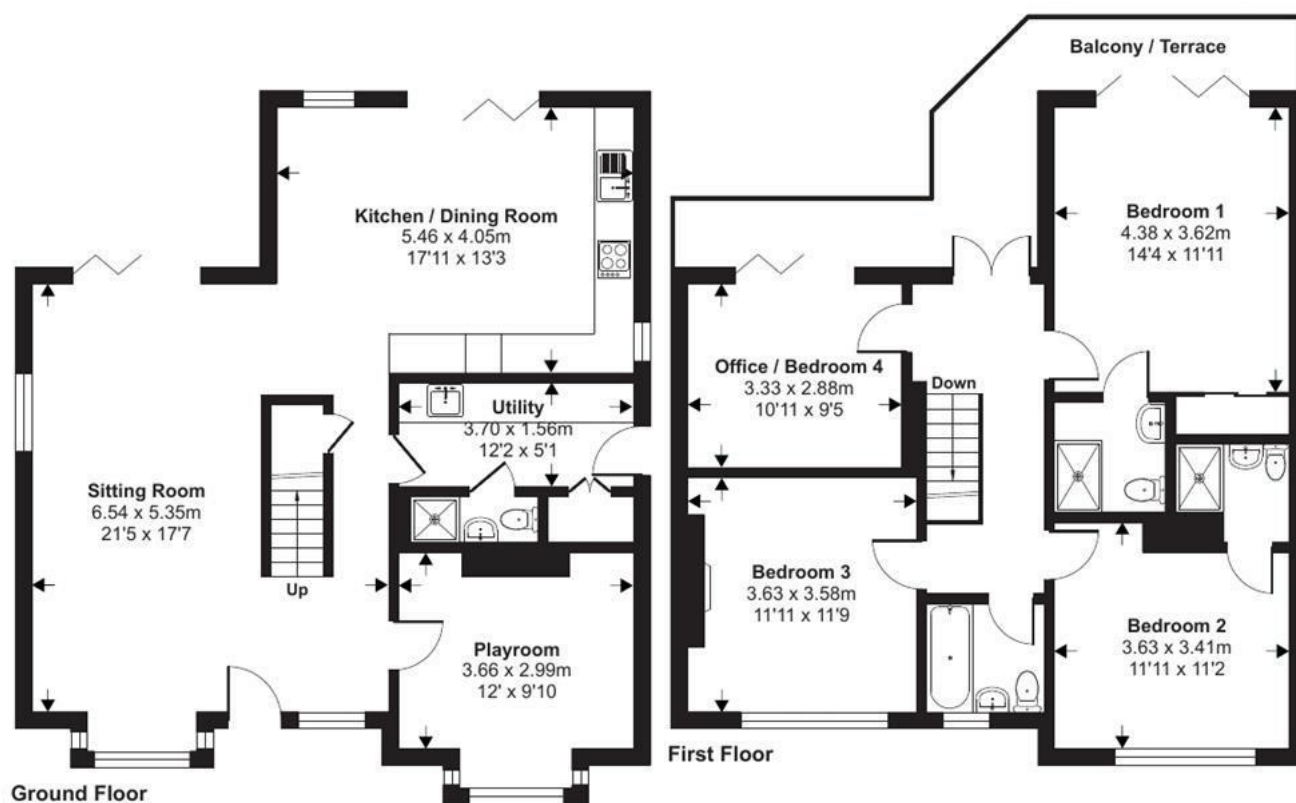
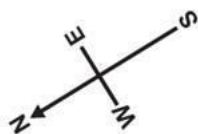
DIRECTIONS

What3Words: ///hoot.flattery.monorail



Approximate Area = 1622 sq ft / 150.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntxchecom 2025. Produced for Stags. REF: 1301626

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(48-54) E			
(39-47) F			
(31-38) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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