



1 Egloshayle Road

Wadebridge

Guide Price: £195,000

JB ESTATES

EST.  1971

1 Egloshayle Road

Wadebridge, PL27 6BX

A unique opportunity to acquire a versatile mixed-use commercial and residential premises close to the bustling town of Wadebridge. The property has approved Planning Permission for a change of use to convert the existing premises into a four-bedroom terraced cottage. Recently occupied as staff accommodation, the flat is arranged over two floors and is well-proportioned and equipped throughout. Awaiting EPC.

- Currently an unoccupied ground floor commercial unit with a maisonette flat above.
- Desirable location within a short, level walking of the town centre and local amenities.
- Suitable for a variety of occupiers and uses.
- The flat enjoys outside decking to the rear of the property.
- An exciting and versatile premises with excellent letting potential.
- Planning application - PA22/00819
- In all, approximately 1433.9 sq. ft (133.2 sq. mtrs)

Rock 7 miles, Polzeath 8 miles, Port Isaac 10 miles,
Newquay Airport 12 miles, Bodmin Parkway 13 miles, Exeter 70 miles

Viewings by appointment only

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FREEHOLD



PROPERTY

1 Egloshayle Road is a three-storey terraced property comprising of a large commercial space on the ground floor and a well-presented maisonette above. The property is conveniently located next to The Old Bridge leading to Wadebridge town centre. 1 Egloshayle Road is for sale with approved planning permission to convert the premises into a four-bedroom terraced cottage. The commercial space is unoccupied, and the flat is currently being used as staff accommodation. This versatile property would suit a variety of uses.

THE ACCOMMODATION

GROUND FLOOR: Front door off Egloshayle Road into the large open plan retail space | Store/utility room towards the rear of the shop | W.C
FIRST FLOOR: Rear entrance into | Fully equipped kitchen | Inner lobby | A spacious and light living room with painted wooden beams | Shower room.
SECOND FLOOR: Stairs up to | Double bedroom with a vaulted ceiling with exposed painted wooden beams | Eaves storage with restricted headroom

LOCATION

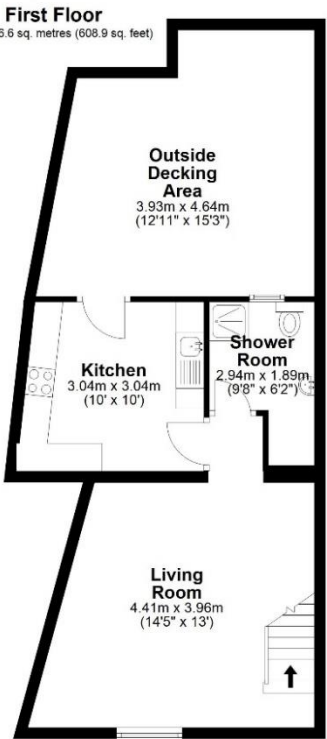
Wadebridge is a thriving market town straddling the river Camel with an excellent selection of shops, amenities, schools, and sporting facilities. Within just a few miles of the property are a wide selection of some of the very best sandy beaches that north Cornwall has to offer, including Polzeath, Daymer Bay, Porthilly and the water sports resort of Rock. For the golfing enthusiast, there are several very good courses within north Cornwall, with the renowned courses of St. Enodoc and Trevose on either side of the Camel Estuary. The Camel Trail is excellent for cyclists and walkers alike and is located just moments from the property. Nearby, the quaint fishing town of Padstow offers many good pubs and restaurants, including Rick Stein's Seafood Restaurant.

OUTSIDE

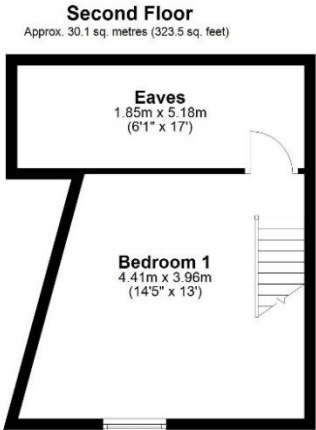
To the rear of the property, the flat enjoys a generous decked terrace area with access into the kitchen. There is no allocated parking for either the commercial or residential premises.

SERVICES

Mains water, drainage, and electricity. Electric panel heaters. Separate metres.



Existing floorplan for 1 Egloshayle Road with a separate commercial premises on the ground floor, and the residential apartment with separate entrance above.



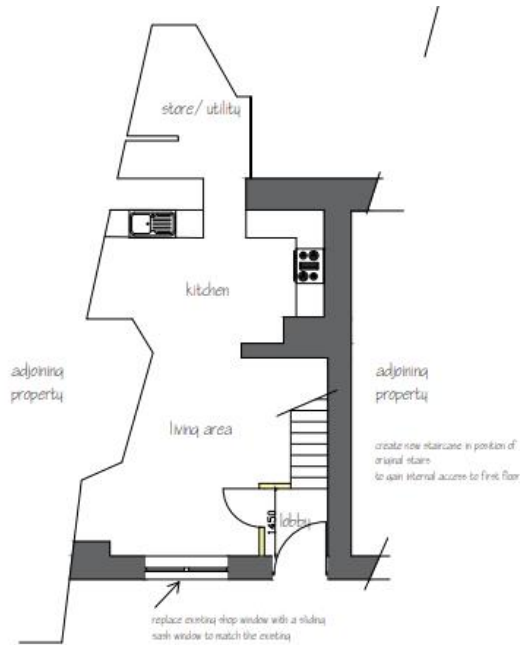
Total area: approx. 133.2 sq. metres (1433.9 sq. feet) Includes external decking.

Measurements are approximate. Not to scale. Illustrative purposes only
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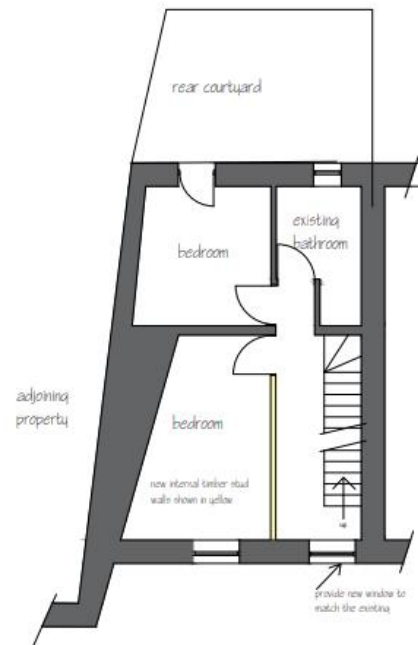
Commercial Space



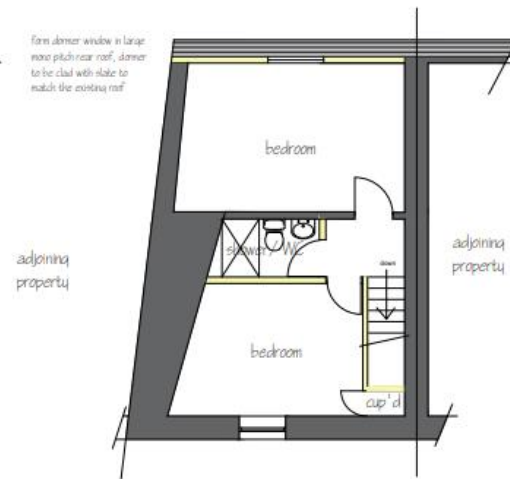
Commercial Space



Ground Floor Plan



First Floor Plan



Second Floor Plan

Approved plans showing proposed the layout of the new 4-bedroom 2-bathroom property.

Cornwall Planning reference - PA22/00819

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