

Rohrs & Rowe

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ROHRS & ROWE



2, Endellion View West Hill, Wadebridge, PL27 7ET

Guide price £775,000

An exceptional contemporary home with panoramic views over Wadebridge and rolling Cornish countryside. Occupying a prime elevated position in the highly regarded West Hill area of Wadebridge, this striking brand-new townhouse presents a rare opportunity to acquire a beautifully designed, architecturally distinctive home of impressive specification and outstanding energy efficiency (EPC A), all within easy reach of the town centre.



Property

With its dramatic glazed gabled frontage and clean contemporary lines, the house immediately makes a statement. Thoughtfully conceived to maximise natural light, space and its far-reaching outlook, the principal living accommodation is arranged on the first floor, perfectly positioned to capture the wonderful views across Wadebridge and beyond. Here, a superb open-plan kitchen, dining and living space forms the heart of the home. Expanses of glazing to both front and rear elevations flood the interior with light and create a seamless connection to the outdoors. Balconies at either end offer delightful vantage points, the front perfectly framing the town and countryside views for evening sunset drinks, and the rear providing a sheltered spot for morning coffee. The stylish green kitchen is beautifully appointed with sleek cabinetry, elegant white work surfaces and a comprehensive range of integrated appliances, combining refined design with everyday practicality. Above, a striking mezzanine second-floor level provides a versatile additional living space, ideal as a further more private sitting room, home office or even creative studio area, enhancing the sense of architectural interest and flexibility within the home.

On the ground floor, four generous bedrooms offer excellent accommodation. Two benefit from stylish en suite shower rooms, while a beautifully finished family bathroom serves bedrooms three and four. A well-appointed utility room completes the practical elements of the layout.

Throughout, the white painted interiors continue the contemporary theme, providing a calm, sophisticated and timeless look, which combine with the stylishly tiled bathrooms and excellent kitchen to provide an excellent standard of finish throughout.

Externally, the property enjoys a low maintenance two tiered rear garden area, providing an excellent and private outdoor space. A pathway to the side leads to the front where there is private parking areas in front of both the house and garage. The garage is a very good-size, measuring circa 21' x 12'.

Sustainability & Efficiency

Designed with modern living at the forefront, the property incorporates an impressive range of energy-efficient features, including:

- * EPC A
- * Air source heat pump heating
- * Solar photovoltaic panels (approximately 6.5kW) integrated into the roof
- * High-performance glazing and insulation
- * Underfloor heating to principal areas

Together, these elements contribute to reduced running costs and year-round comfort, an increasingly important consideration for discerning buyers.

Location

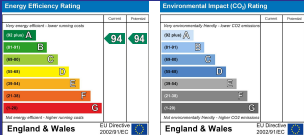
West Hill is widely regarded as one of Wadebridge's most desirable residential addresses — an elevated and peaceful setting just a short walk from the town's vibrant centre. Wadebridge is one of North Cornwall's most attractive and well-connected market towns, known for its strong sense of community and excellent amenities. The thriving high street offers an appealing blend of independent boutiques, artisan cafés, restaurants and everyday conveniences, alongside highly regarded schooling and leisure facilities. For outdoor enthusiasts, the Camel Trail provides miles of scenic walking and cycling along the River Camel, while the renowned beaches of Polzeath, Daymer Bay and Rock are all within easy reach. This unique combination of countryside, coastline and community ensures Wadebridge remains an enduringly popular choice for both permanent residents and second-home owners alike.

Services

Mains electricity, water and drainage. Air source heating feeding underfloor heating system.

Agents Note

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