



Tinnfarr Trevanion Road



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Wadebridge, Cornwall, PL27 7NZ

Wadebridge 0.8 miles - Polzeath 8.5 miles - Padstow 9.5 miles

A beautifully presented and versatile three bedroom semi-detached family home situated on the outskirts of Wadebridge.

- Three Double Bedrooms
- Kitchen/Breakfast Room
- Countryside Views
- Private Parking
- Freehold
- Two/Three Reception Rooms
- Outskirts of Wadebridge
- Garden & Elevated Balcony
- Garage
- Council Tax: D

Guide Price £650,000

Arranged over three floors and beautifully presented throughout, this impressive home offers generous and highly versatile accommodation. The heart of the property is a spacious dual-aspect kitchen/breakfast room featuring French doors that open onto the peaceful gardens. The kitchen is laid with limestone flooring and is well appointed with a range of base units, oak worktops, double Belfast sink, two built-in ovens, a five-ring electric hob and integrated dishwasher.

The ground floor also benefits from an integral garage with electric up-and-over door, a flexible sitting/dining room with bi-folding doors allowing the space to be opened or divided as required, and two attractive feature fireplaces, one incorporating a log burner. A useful ground-floor shower room completes the level, along with a porch/utility area providing space and plumbing for appliances.

To the first floor is a generous double bedroom with built-in wardrobes and far-reaching rural views, alongside a well-presented family bathroom featuring a roll-top bath, feature fireplace, wash basin and WC. Also on this level is a striking triple-aspect sitting room with exposed beams and French doors opening onto a decked balcony, enjoying elevated views across Wadebridge and the estuary. This room offers excellent flexibility and could serve as an additional bedroom if required.

The second floor provides two further well-proportioned double bedrooms, both benefiting from built-in storage, Velux and dormer windows, and lovely open views, creating bright and comfortable spaces.

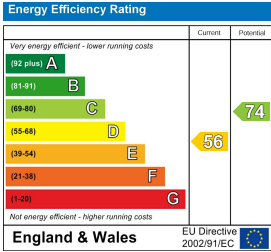
The property is approached via a driveway providing parking for multiple vehicles, an EV charging point and access to the integral garage. Gated access leads to the private gardens, which are attractively landscaped with mature shrubs, trees, well-stocked borders and a seating area. The neighbouring property has a pedestrian right of way through the side garden.

Services: Mains water and electricity. Oil central heating (new tank fitted in 2022 and new combi boiler in 2023). Private drainage via a septic tank. Solar panels fitted in 2024. Broadband availability: Ultrafast. Mobile phone coverage: Voice and Data (Ofcom).





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.



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**Approximate Gross Internal Area 1984 sq ft - 185 sq m
(Including Garage)**

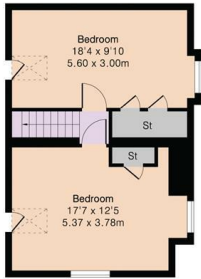
Ground Floor Area 792 sq ft – 74 sq m
First Floor Area 734 sq ft – 68 sq m
Second Floor Area 458 sq ft – 43 sq m



Ground Floor



First Floor



Second Floor



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