



31 Rowan Road



Wadebridge Town Centre 1 mile - Padstow
7.5 miles - Polzeath 8 miles

A generous detached four bedroom house with South facing garden, detached double garage and private parking.

- Detached House
- Four Bedrooms
- Private Cul-De-Sac
- En-Suite Shower Room
- Kitchen/Dining Room
- South Facing Garden
- Detached Double Garage
- Private Parking
- Freehold
- Council Tax Band: E

Guide Price £575,000

SITUATION

The property is set within a private development in a sought after location in Wadebridge. Wadebridge 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.

THE PROPERTY

Arranged over four floors, this impressive detached residence offers well-proportioned and versatile accommodation, ideally suited to family living. The ground floor entrance hall provides access to a cloakroom/WC and a spacious dual-aspect kitchen/dining room, fitted with a comprehensive range of wall and base units including pull-out larder cupboards, a 1½ bowl sink with mixer tap and a five-ring gas hob. There is a selection of integrated appliances comprising oven, microwave and fridge/freezer, with space for additional appliances. A large cupboard provides ample storage, while French doors open onto the rear patio and decking, creating an excellent connection between indoor and outdoor living.

The first floor is centred around a generous sitting room featuring built-in cupboards and shelving, a gas fire and two sets of French doors which provide direct access to the garden.

The second floor landing leads to three

bedrooms, the family bathroom and a boiler cupboard. Bedroom two benefits from built-in storage, while the family bathroom is fitted with a panelled bath with overhead shower, wall-hung WC and wash hand basin. The principal bedroom is a spacious dual-aspect double room, incorporating a dressing area with built-in wardrobes and dressing table, leading through to a well-appointed en-suite shower room.

OUTSIDE

The property is approached via a private driveway providing ample parking and access to a detached double garage. To the rear, a combination of paved and decked terraces leads via steps to the main garden, which is predominantly laid to lawn with an additional patio area, offering an ideal space for entertaining.

SERVICES

Mains electricity, water, drainage and gas. Broadband availability: Ultrafast. 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 vendor's appointed agents, Stags Wadebridge 01208 222333.

DIRECTIONS

What3Words: ///owners.astounded.dolls

AGENTS NOTE

Some images of rooms have been virtually staged to suggest possibilities, alongside the original photos. The property will be empty of furnishings upon viewing.

There is a maintenance charge for the upkeep of the surrounding communal areas (approx £55 pcm).

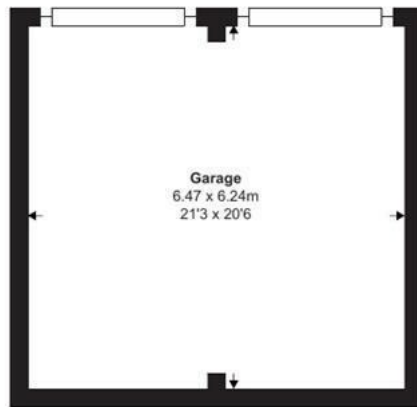
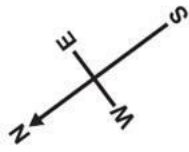


Approximate Area = 1435 sq ft / 133.3 sq m (excludes void)

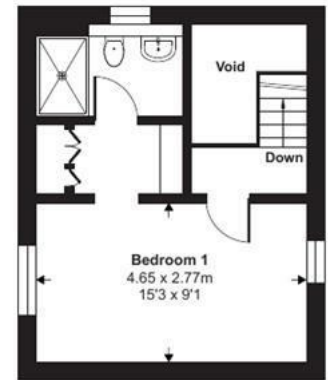
Garage = 435 sq ft / 40.4 sq m

Total = 1870 sq ft / 173.7 sq m

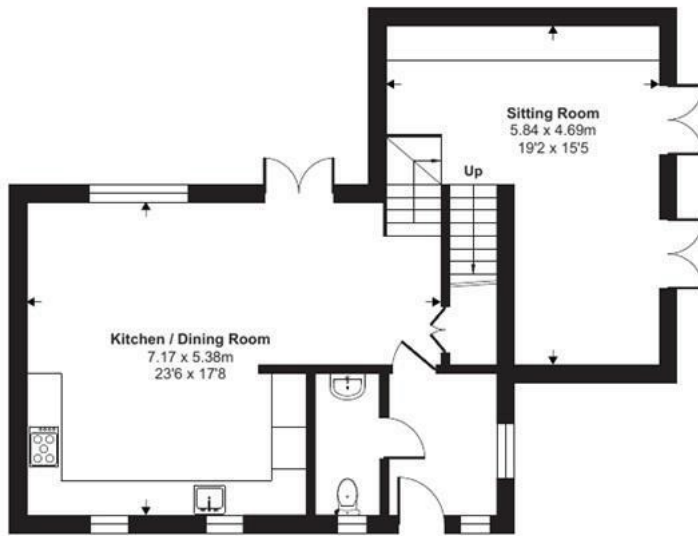
For identification only - Not to scale



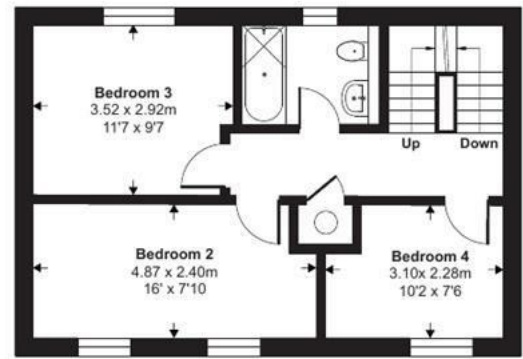
Garage



Second Floor



Ground Floor

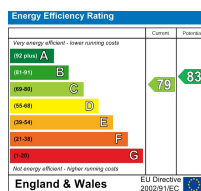


First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntxcom 2026. Produced for Stags. REF: 1406503

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