

Osbornes
EGLOSHAYLE



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ESTATE AGENTS



- ***Impressively Updated Traditional Victorian Terraced Cottage***
- ***Sought After Hamlet on the edge of Bustling Market Town of Wadebridge***
- ***Two Double Bedrooms/One Modern Shower Room***
- ***Two Reception Rooms with Wood Burning Stoves***
- ***Fully Integrated Contemporary Kitchen***
- ***Original Slate Flagstones, Exposed Floorboards & Sliding Sash Windows***
- ***Terraced Garden & Outbuilding***
- ***Tranquil Position with Local Public House & Convenience Store***

Osbornes is an impressively updated traditional Victorian terraced cottage offering stylish, contemporary living accommodation and an inviting ambience. This appealing property is located within the tranquil, sought after hamlet of Egloshayle on the edge of the bustling market town of Wadebridge in North Cornwall.

During the current vendors tenure, Osbornes has been completely renovated and sympathetically modernised. Features of note include sliding sash windows, slate

flagstone floors and exposed floorboards, a glazed atrium over the kitchen, two wood burning stoves and exposed stone detailing. The contemporary kitchen has a contrasting Quartz work surface and is fully integrated with a gas hob, electric oven, fridge, dishwasher and washing machine.

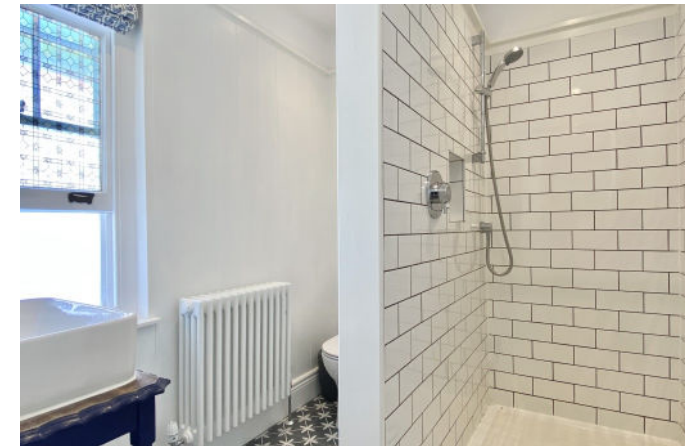
The sitting room is inviting and cosy with a front aspect sliding sash window and fireplace home to one of the two wood burning stoves. Two generous double bedrooms reside on the first floor, both with a feature Victorian fireplace alongside a modern walk-in shower room with traditional fittings.

Externally, Osbornes benefits from an enclosed terraced garden with a raised area of decking and picket fence boundary. Additionally, there is a large brick built outbuilding clad in timber. A pedestrian right of way exists across the neighbouring properties for access to the front. To the front of the cottage is a small enclosed garden with stone wall boundaries and several shrubs. Services to the property include mains gas, water, electricity and drainage. EPC rating F.

Osbornes, 2 Retreat Cottages

Egloshayle, PL27 6HT

£395,000 guide



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Wadebridge offers a fine selection of independent shops and amenities including a sports centre, cinema, a primary and secondary school, a selection of supermarkets and a range of pubs and restaurants. Wadebridge also enjoys the Camel Trail, a popular and almost level cycle route which runs between Padstow and Bodmin, formerly the railway track. The historic and picturesque fishing town of Padstow is just six miles distant and offers an extensive range of cafes, public houses and restaurants, none more so than Paul Ainsworth's Michelin starred No.6, cool seafood bar Prawn On The Lawn and of course Rick Steins esteemed Seafood restaurant. The nearest train station is Bodmin Parkway which is approximately ten miles distant with the nearest airport at Newquay fourteen miles away, providing domestic and international flights.

To find Osbornes, follow Molesworth Street over the bridge and away from Wadebridge town centre. At the mini roundabout, turn right and drive along Egloshayle Road for approximately $\frac{3}{4}$ of a mile. After passing Egloshayle Church, turn left onto Town Hill and into Egloshayle. After approximately 100 yards, turn right onto Higher Lane and Osbornes can be found a further 120 yards along on the right hand side. The postcode for satellite navigation is PL27 6HT. What3words: honey.relaxing.scorched

The location is perfect for exploring the many sandy beaches North Cornwall has to offer including Rock, Polzeath, Harlyn, Trevone and Constantine Bay to name a few. The championship golf courses at Trevose and St Enodoc are just a short drive away.

Egloshayle is a quaint, quiet and highly regarded hamlet on the edge of the thriving market town of Wadebridge on the river Camel. Egloshayle has the beautiful church of St Petroc and the traditional Earl of St Vincent public house, known locally for its fine food and welcoming atmosphere.

