

The Orchard

WADEBRIDGE



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ESTATE AGENTS



- **Exceptional Detached family Home Built in 2006**
- **Private Setting at the End of a Secluded Lane within the Bustling Market Town of Wadebridge**
- **Beautifully Landscaped Walled Gardens**
- **Four Double Bedrooms & Four Bathrooms**
- **Superb Kitchen/Dining Room & Separate Living Room with Living Flame Fire**
- **Study/Fifth Bedroom & Separate Utility Room**
- **Architectural Features including Local Stone & Slate Hung Elevations**
- **Integral Garage & Ample Driveway Parking**

Tucked away at the end of a private lane, The Orchard is an exceptional detached family home set within beautifully landscaped walled gardens, offering privacy, quality and attractive views close to Wadebridge town centre.

Constructed in 2006 to an exacting standard, the property displays considerable architectural character, featuring attractive local stone elevations complemented by natural slate hanging, red brick detailing and elegant timber sliding sash windows, creating a timeless appearance that sits comfortably within its surroundings.

The welcoming entrance hall leads to a range of well-planned accommodation, including a versatile study that could equally serve as a fifth bedroom. At the heart of the home is an impressive kitchen and dining room, beautifully appointed with quality fitted cabinetry, a gas Rangemaster cooker and ample space for family gatherings and entertaining. Flooded with natural light, this superb room opens directly onto the rear terrace and gardens. The spacious sitting room is equally inviting, featuring a characterful fireplace with a living flame gas fire and large glazed doors overlooking the landscaped grounds.

On the first floor, there are four generous double bedrooms, including a principal bedroom and guest bedroom, both benefiting from stylish en-suite shower rooms. The remaining bedrooms are served by an elegant family bathroom, fitted with both a freestanding bath and separate shower.

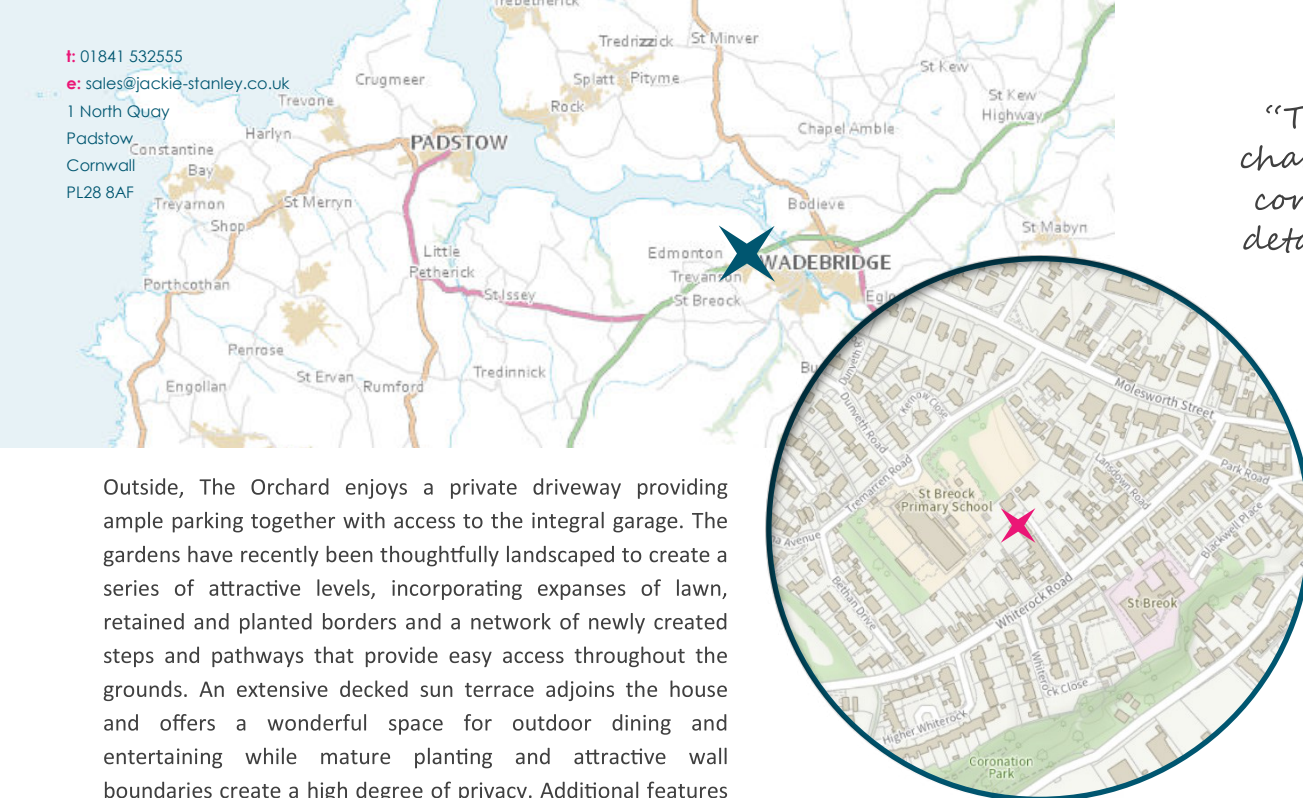
Integral to the garage is a practical utility room together with an additional shower room, providing excellent day-to-day convenience and ideal facilities for those returning from the garden, beach or countryside walks. The garage itself offers generous storage and workshop space, complementing the property's family-friendly design.

The Orchard, Wadebridge, PL27 7EG

£695,000 guide



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Outside, The Orchard enjoys a private driveway providing ample parking together with access to the integral garage. The gardens have recently been thoughtfully landscaped to create a series of attractive levels, incorporating expanses of lawn, retained and planted borders and a network of newly created steps and pathways that provide easy access throughout the grounds. An extensive decked sun terrace adjoins the house and offers a wonderful space for outdoor dining and entertaining while mature planting and attractive wall boundaries create a high degree of privacy. Additional features include a useful garden shed and a pedestrian right of way from the rear garden directly onto Whiterock Road, providing convenient access to the town and surrounding amenities.

The Orchard represents a rare opportunity to acquire a beautifully presented family home offering privacy, quality and convenience in one of Wadebridge's most sought-after residential locations.

Services to the property include mains gas, water, electricity and drainage. EPC rating C. Council tax band E. Ofcom indicate ultrafast broadband availability. Ofcom indicate 5G mobile coverage.

The Orchard conveniently sits moments from the centre of the thriving market town of Wadebridge. Set alongside the River Camel, Wadebridge is best known for its scenic surroundings, historic charm, and access to the Camel Trail, a popular cycling and walking path that follows a former railway line between Padstow and Bodmin. The town has a vibrant town centre with independent shops, cafes, traditional pubs, a cinema and selection of supermarkets. It combines a friendly local feel with a touch of sophistication that appeals to visitors and families alike. Wadebridge is equal distance from the picturesque harbour town of Padstow with its fabulous restaurants and quaint shops and the water sports haven of Rock.

To find The Orchard, drive over the bridge towards Wadebridge town centre. Turn right at the mini roundabout onto Eddystone Road and then turn left at the next roundabout. At the next mini roundabout, turn left onto Whiterock Road and drive up the hill past the police station. Whiterock Terrace can be found on the right hand side with The Orchard the second to last property. The postcode for satellite navigation is PL27 7EG. What3words: hobble.highbrow.connected

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