STAGS



31 Rowan Road

31, Rowan Road, Wadebridge, PL27 7SN







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 £425,000

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

Buy-To-Let Opportunity

There has never been a better time to consider a buy-to-let investment and this property may be of interest to buy-to-let investors. Our lettings department has prepared some figures for this property, which should be achievable in the current market. The Stags Residential Letting team would be happy to discuss these figures and provide further information about the letting services on offer. They can be contacted on 01872 266720 or rentals.truro@stags.co.uk

Agents Notes

There is a maintenance charge of approximately £332.63 for every 6 months, for the upkeep of the surrounding area.



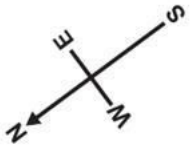


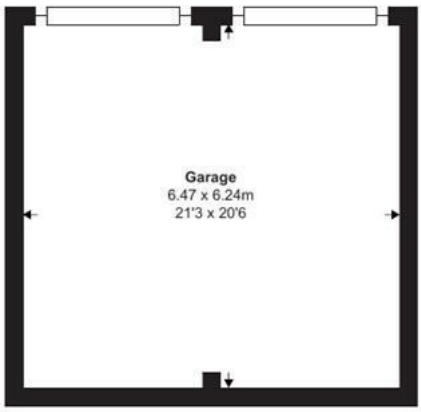




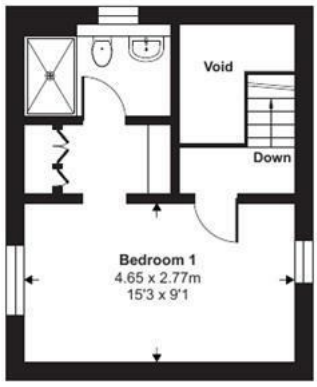


Approximate Area = 1435 sq ft / 133.3 sq m (excludes void)
Garage = 435 sq ft / 40.4 sq m
Total = 1870 sq ft / 173.7 sq m
For identification only - Not to scale

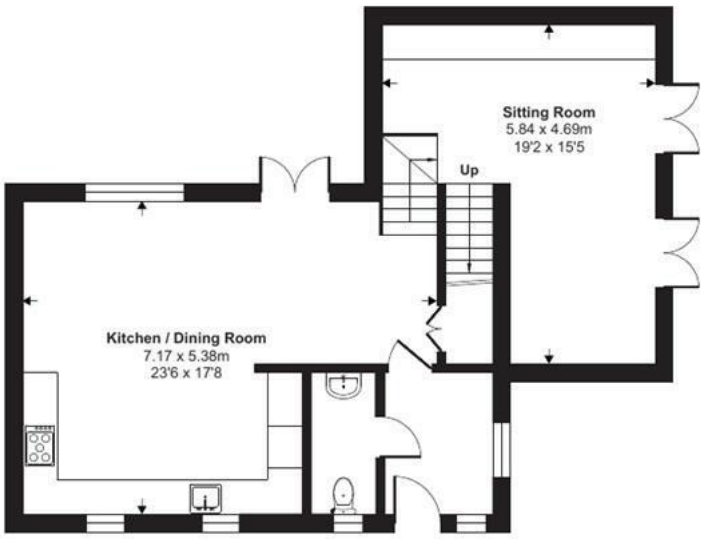




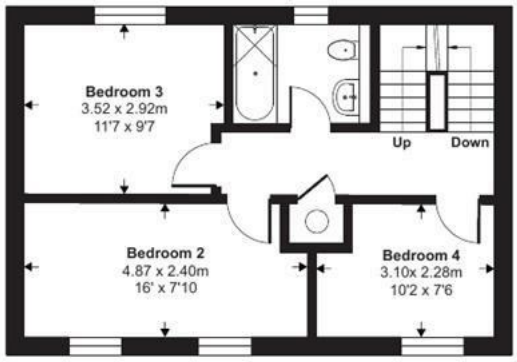
Garage



Second Floor



Ground Floor

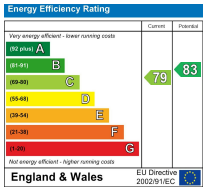


First Floor

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

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.

STAGS



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