7 Boathouse Terrace, Spitfire Row, Wadebridge, PL27 7FU

david ball
Agencies

Located in the popular village of St Eval, this attractive corner-plot home enjoys open views over the playing fields. The accommodation offers three bedrooms (one ensuite), a family bathroom, spacious kitchen/diner and separate lounge. Outside, there is a fully enclosed garden with a summer house (with power connected), plus two parking spaces and an EV charger.

Asking Price £350,000 Freehold

Key Features

- THREE BEDROOMS
- PARKING FOR TWO CARS
- EPC B
- EN-SUITE
- GREAT LOCATION
- EV CHARGER
- VILLAGE LOCATION
- CLOSE TO LOCAL SCHOOL

LOCATION

St Eval is a highly regarded village offering a strong community spirit and a range of local amenities including a primary and infant school, village shop and post office. Just a short distance inland from the stunning North Cornwall coastline, the area provides easy access to sandy beaches, coastal walks, and surfing spots. A wider choice of shops, schools, and facilities can be found in nearby St Columb, Wadebridge, Padstow, and Newquay.

THE PROPERTY

Built in 2021, this stylish three-bedroom home offers spacious, well-designed accommodation arranged over two floors and finished to a high standard throughout. The property enjoys a desirable position overlooking open playing fields, with glimpses of the sea beyond.

The ground floor opens into a welcoming entrance hall with cloakroom and useful under-stairs storage. At the heart of the home is an impressive open-plan kitchen and dining area — a bright, sociable space ideal for modern living and entertaining. The contemporary kitchen features a range of wall and base unit along with a dual sink, electric fan oven and gas hob. French doors open onto the south-east facing rear garden, allowing natural light to flood the space. There is also a cosy separate lounge with patio doors leading out to the rear garden.

Upstairs, the first floor offers three generous double bedrooms and a stylish family bathroom. The principal bedroom benefits from its own modern en-suite shower room.

EXTERIOR

Outside – The front of the property features a well-maintained lawned garden bordered by hedging, creating an attractive approach. A gated side path leads to the enclosed rear garden, which benefits from a desirable south-east aspect. The garden is mainly laid to lawn. A paved patio offers a comfortable seating area, ideal for outdoor dining and entertaining. A rear gate provides direct access to two allocated parking spaces, with additional visitors' parking available at the front of the property.

SERVICES

The following services can be found at the property: Mains electricity, gas, water and drainage, however, we have not verified any of the connections.

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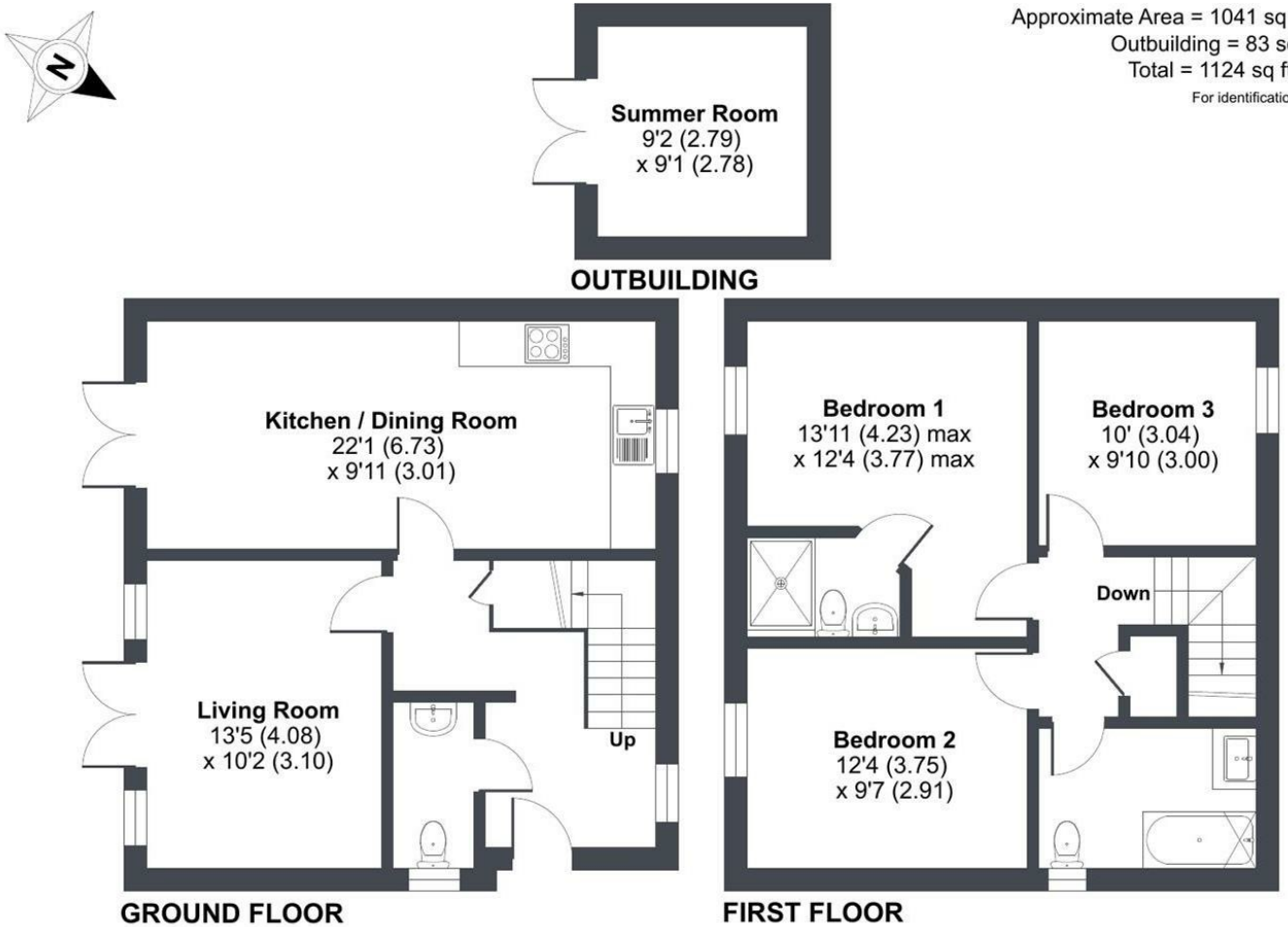
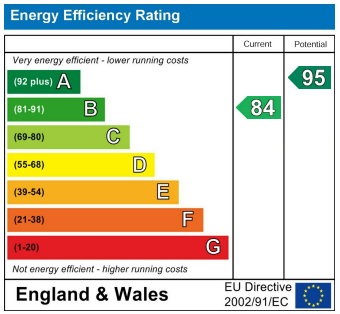
Approximate Area = 1041 sq ft / 96.7 sq m
Outbuilding = 83 sq ft / 7.7 sq m
Total = 1124 sq ft / 104.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for David Ball Agencies. REF: 1425839



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