



BUDE

O.I.R.O. £825,000

6/7 Bedroom Victorian Villa, Cornwall

 6 Bedrooms

 6 Bathrooms

 3 Reception Rooms

 EPC Rating: C (71)

**MILLER**
TOWN & COUNTRY



- » Substantial Double Fronted Victorian Villa
- » Short Walk to Beach
- » Gardens & Parking
- » Pleasant View Over Golf Course
- » Ideal Home & Income/Dual Family Occupation
- » Currently Very Successful B&B

The Property

A substantial six/seven bedroom double-fronted Victorian villa situated within a few minutes' walk of the beach and a wide range of local amenities within the town along with the nearby golf course.



Surf Haven has been run as a highly successful bed and breakfast for many years and the property would suit those looking for a home and income opportunity in this idyllic Cornish coastal town famed for its sandy beaches and stunning cliff top walks. Several nearby beaches are typical of the region with golden sands and are a popular surf destination for locals and holidaymakers alike.



Alternatively, little change would be required to adapt the property into a wonderful light and airy family home with scope for multi-generational living or separated into a ground floor flat, with further two storey duplex apartment over (subject to the necessary consents and permissions).

Accommodation

There is a spacious entrance hall with stairs rising to the first floor, and doors lead to the lovely light and airy guest living and dining room with large bay window enjoying open views. The hall also gives access to bedroom 6, the owners' private living room, and cloakroom/WC.

From the guest dining room there is access to a generous kitchen and a large rear porch. The kitchen leads up to a private reception room. Stairs lead down from the kitchen to a cellar/utility room. On the first floor are three light and airy double bedrooms all with ensuite facilities, and a single bedroom currently used as a home office. On the second floor are two further double bedrooms both with ensuite facilities. All the primary living rooms and bedrooms enjoy a southerly aspect and open views.





Accommodation

Ground Floor

Hall

Cloakroom/WC

Owners' Sitting Room 11'9" x 18'7" into bay

Guest Dining Room 11'10" x 28'1" into bay

Bedroom 6 13'11" x 11'9"

Ensuite 6 6'8" x 3'9"

Kitchen 13'8" x 14'4"

Reception 2 14'5" x 13'2"

Cellar/Utility 14'4" x 13'2"

Rear Lobby 7'3" x 16'0"

First Floor

Bedroom 3 11'3" x 18'9" into bay

Bedroom 3 Ensuite 11'7" x 5'5"

Bedroom 4 11'10" x 18'7" into bay

Bedroom 4 Ensuite 8'11" x 7'10"

Office/Bedroom 7 8'3" x 8'5"

Bedroom 5 14'6" x 11'3"

Bedroom 5 Ensuite 7'0" x 4'11"

Second Floor

Landing

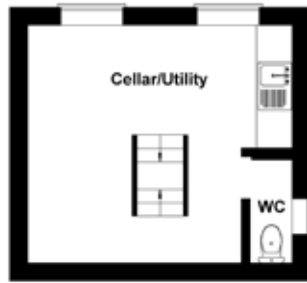
Bedroom 1 15'4" x 10'8"

Dressing Room 11'2" x 4'5"

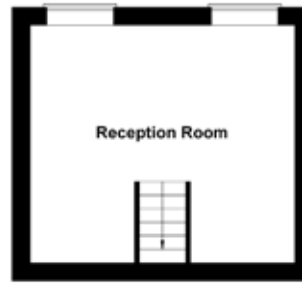
Bedroom 1 Ensuite 11'5" x 9'5"

Bedroom 2 14'9" x 13'8"

Bedroom 2 Ensuite 10'1" x 11'2"



LOWER GROUND FLOOR



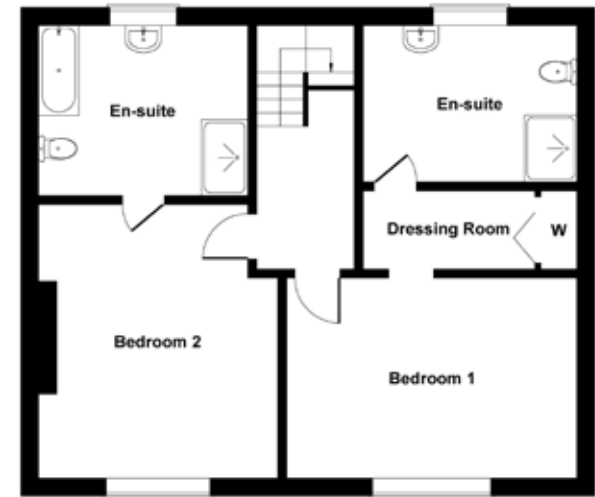
MEZZANINE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Outside

There is a south facing patio garden to the front, and there is an enclosed rear garden with a variety of mature shrubs, plants and off-road parking area for multiple vehicles. There is also external access and doorway to the cellar providing useful storage with restricted head height.

Services: Mains gas, electricity, water and drainage.

Council Tax: Council Tax is currently on business rates, with small business rate relief and Council Tax Band A, for the owners' accommodation.

Tenure: Freehold

Trading Information: Additional and accounts information can be made available to parties wishing to run it as a successful bed and breakfast. The business makes a comfortable profit for the current owners, but there remains tremendous potential to improve the turnover if desired.

Location:

The jewel of north Cornwall and a seaside resort since Victorian times, Bude is a favourite of locals and visitors alike, with the stunning Atlantic coastline and fantastic surfing deservedly hogging the spotlight. The rugged cliffs and grass-covered dunes on which the town is built are intercut by several sandy coves including the famous and award-winning Summerleaze and Crooklets (the closest beach to the property), which become an interconnected expanse of sand at low tide. The headland between these two beaches is the site of the renowned volunteer-run Bude Sea Pool, offering saltwater swimming away from the vigorous waves!

If you can tear yourself away from the water, there are many great cafes, bistros and restaurants to be found both at the coast and in town, and Bude is rapidly becoming a bit of a foodie haven, championing the farm to fork culture. There are plenty of amenities in town to cater for the practical side of things, from primary and secondary schooling, a wide range of retail outlets and supermarkets including Morrisons and Lidi, and numerous business and leisure facilities including all weather floodlit tennis courts and an 18 hole golf course right next to the property.

The A39 'Atlantic Highway' runs past the edge of town, connecting you to Barnstaple north across the border in Devon and south to Newquay and south west Cornwall beyond. The A30 at Launceston with access east into Devon can be accessed in about 30 minutes. There are regular bus services connecting Bude to many of the local towns and cities.





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VIEWING:

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These particulars are believed to be correct
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