



## Sand Parks, Whalesborough

Marhamchurch, Bude, Cornwall, EX23 0JD

Price £300,000

- Semi detached stone barn conversion
- Excellent income history. Use of indoor/ outdoor pool, spa and more
- Open plan living/kitchen/dining room with wood burner
- Two double bedrooms, en-suite and separate shower room
- Enclosed private garden with patio



*The property professionals*



# Sand Parks, Whalesborough, Marhamchurch, Bude, Cornwall, EX23 0JD

Sand Parks is a semi detached barn conversion nestled in 500 acres of Cornish countryside at Whalesborough Farm, which offers a stunning leisure complex with indoor pool, gym, spa, outdoor pool, tennis courts and a short walk from The Weir café and bistro, offering excellent daytime and evening food. Whalesborough is popular with families, has play areas and a pets corner, and is dog friendly. Private walks also lead to the sandy surfing beach of Widemouth Bay and the South West Coast Path, or the canal walk into Bude.

The accommodation briefly comprises; entrance porch, open plan triple aspect kitchen living dining room, kitchen with granite worksurfaces and integrated appliances, two first floor double bedrooms, en-suite to the principal bedroom and separate shower room.

This property is subject to holiday occupancy use only and cannot be used as a main private residence. The property is currently run as a successful holiday let and makes for a great investment.

## DIRECTIONS

From the centre of Bude, proceed out of Town along The Strand and turn left at the mini roundabout into Bencoolen Road. After the Esso petrol station, turn right into Kings Hill. Follow this road out to the A39 and turn right. Descend the hill passing the first turning for Marhamchurch. As you approach the second turn on the left for Marhamchurch you will see a sign on the right to Whalesborough. Turn right onto the concrete drive and follow this up the hill until you see the barns.

## PORCH

**6' 4" x 4' 7" (1.93m x 1.4m)** Entering via wooden framed glazed door to the entrance porch with wooden framed glazed window to the front elevation and tiled flooring. Door to:-

## OPEN PLAN KITCHEN/LIVING/DINING ROOM

**22' 4" x 20' 5" (6.81m x 6.22m)** A bright and spacious triple aspect multi zone room with double glazed windows to front and side elevations, double glazed door leading out to rear garden. Tiled floor with under floor heating, freestanding multi fuel burner on a slate hearth, recess ceiling spotlights, built in storage cupboard, stairs leading up to first floor.

The kitchen is finished with a range of matching white high gloss wall and floor cupboards with granite work surface, with matching upstands, one and a half bowl stainless steel under mounted sink with mixer tap, built in appliances to include; double oven, hob with extractor, fridge freezer, slim line dishwasher and washing machine.

## WC

Modern suite comprising pedestal wash hand basin, low level push button WC, tiled flooring and under floor heating.

## FIRST FLOOR LANDING

A turning staircase ascends to the first floor, feature ceiling beams, under floor heating, solid Oak doors serve the following rooms -

## BEDROOM ONE

**13' 3" x 10' 00" (4.04m x 3.05m)** A spacious principal bedroom with vaulted ceiling and exposed timber A frames, two Velux windows to front elevation and further double glazed window to front elevation, built in wardrobe, under floor heating, solid Oak door leading into:

## ENSUITE

**8' 7" x 6' 6" (2.62m x 1.98m)** Velux window to the front elevation, double ended bath with central mixer tap, pedestal wash hand basin, WC, heated chrome towel rail, tiled flooring with under floor heating and feature ceiling beams.

## BEDROOM TWO

**13' 3" x 8' 7" (4.04m x 2.62m)** A twin bedroom with vaulted ceiling and exposed timber A frames, Velux window to front elevation, two double glazed windows to side and under floor heating.

## SHOWER ROOM

**7' 4" x 6' 00" (2.24m x 1.83m)** Part vaulted ceiling with exposed beams, quadrant shower enclosure, pedestal wash hand basin, WC, part wall and floor tiling with under floor heating, chrome heated towel rail, double glazed window to the rear.

## OUTSIDE

To the front there is a small paved courtyard seating area, whilst to the rear the garden is enclosed with an area of lawn and paved patio seating area being accessed from the kitchen.

## COUNCIL TAX

Currently used as a holiday rental property and therefore on Business Rates, which are zero due to the vendor claiming business rate relief.

## SERVICES

Mains water and electricity, private drainage via shared treatment plant, communal boiler for the complex being individually metred to each property.

## TENURE

Freehold. Site management charge £308.83 PCM to include maintenance of communal areas, lighting etc.

## OCCUPANCY CONDITIONS

Subject to a 52 week holiday occupancy planning condition and therefore unable to be used as a permanent residence.



**DISCLAIMER:** Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the information by the seller. The agent has no had sight of the title document. The buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned in the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**FLOOR PLANS & MAPS** Please note that if floor plans are displayed they are intended as a general guide

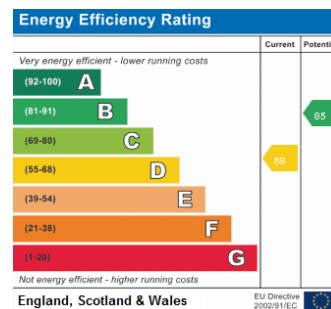
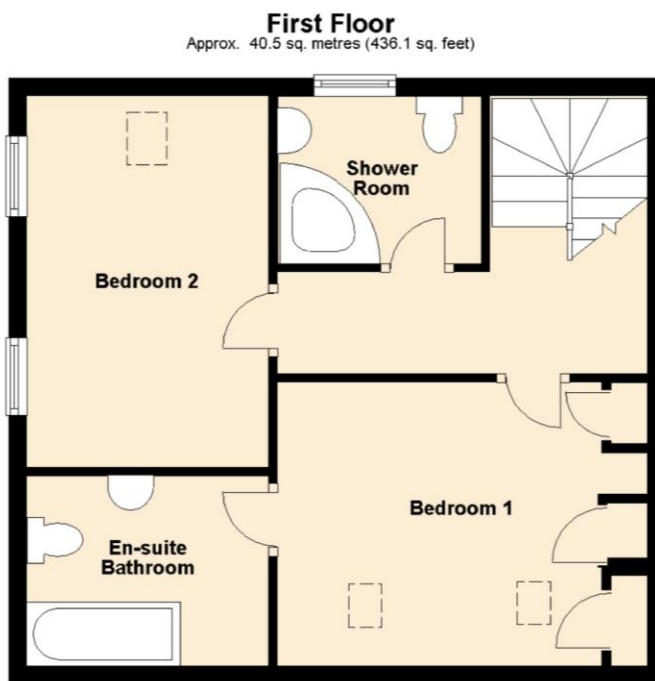
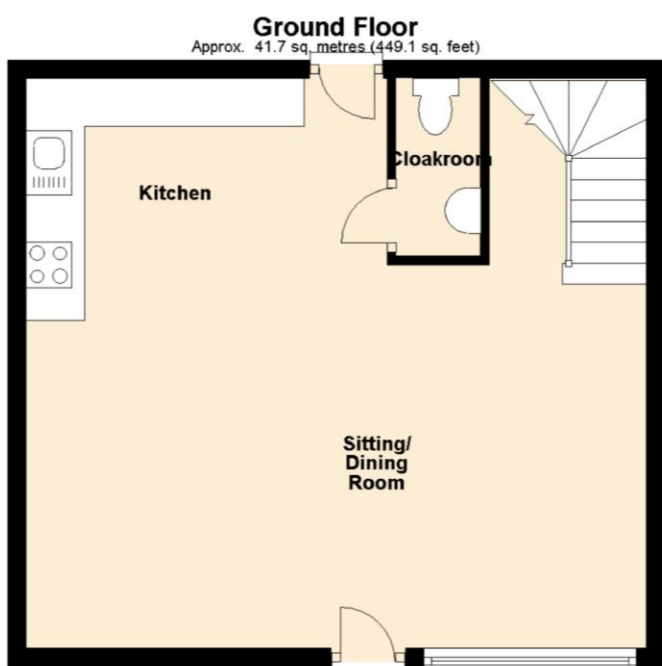


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