





FIELD END FARM,

St. Gennys, Bude, Cornwall, EX23 0BH

Price £1,200,000

- Energy efficient detached property that offers the farmstead lifestyle
- Located in the quiet and picturesque hamlet of Pencuke
- Living room with feature vaulted ceiling, large kitchen dining family room, study/snug
- Five bedrooms, stunning principal bedroom with dressing room, ensuite, further two bath/shower rooms
- Detached double garage with useful annex bedroom en-suite, 19 acres of grounds and gardens

Field End Farm is a unique, modern and energy efficient detached property that offers the farmstead lifestyle, set within 19 acres of grounds and gardens in the quiet and picturesque hamlet of Pencuke in an area of outstanding natural beauty.

The property was constructed approximately seven years ago and offers an attractive Georgian façade with a contemporary twist, with reclaimed Delabole slate roof, lime rendered walls and large aluminium double glazed bifold doors.

Internally there is an impressive double height reception hall with oak staircase, this opens into the large kitchen dining family room with 12ft wide bifold doors, bespoke handmade kitchen, living room with feature vaulted ceiling, 17ft wide bifold doors and the essential wood burner, boot room/utility room, snug/study and ground floor bedroom five with ensuite. On the first floor there are four further bedrooms, the principal bedroom offers a vaulted ceiling with fully glazed gable with 'Juliet' style balcony dressing room, ensuite bath/shower room and further bathroom.

There is a detached double garage with useful annex bedroom en-suite above, that could be further converted in a self-contained space if so desired.

Outside the property is approached by twin wooden gates which open onto an area of extensive off road parking and landscaped gardens.





DIRECTIONS

From Bude head south on the A39 towards Camelford, after approximately 7 miles turn right at Wainhouse Corner towards Crackington Haven. Stay on this road for approximately 1/4 mile and turn right signposted Pencuke, continue down the lane through the hamlet of Pencuke and the property will be located on the right hand side on a sharp left hand bend.

ENTRANCE PORCH

Entering via a double glazed wooden door to the entrance porch with tiled flooring and solid oak wooden door opening into:-

RECEPTION HALL

13' 7" x 11' 11" (4.14m x 3.63m) An impressive double height reception hall with oak exposed 'A' frames, twin Velux windows to the front elevation and high level sash style window. Solid oak turning staircase ascending to the first floor with useful understairs cupboard, two further cupboards, oak skirting boards, door architraves and engineered oak wood flooring with underfloor heating. Solid oak ledge doors serve the following rooms:-

CLOAKROOM

6' 00" x 4' 4" (1.83m x 1.32m) Inset lighting, HMVR outlet, part wood panelling to the lower walls, pedestal wash hand basin, WC and tiled flooring with underfloor heating.

KITCHEN DINING FAMILY ROOM

28' 3" x 15'4 max' 13'3 min" (8.61m x 4.9m) A spacious multi zone room with double glazed window to the side elevation with slate windowsill and 12ft wide anthracite aluminium double glazed bifold doors offering stunning views across the gardens, grounds and countryside and leading out onto the stone terrace seating area. Inset lighting with three feature pendants, two MVHR outlets, oak skirting boards, engineered oak wood flooring with underfloor heating.

The kitchen is fitted with a range of bespoke hand made oak painted units with contrasting granite worksurface with in cut drainer and matching upstand, under mounted double ceramic sink, large central island with seating for four, inset Neff touch control induction hob with down draft extractor, Neff electric double oven, integrated dishwasher and space and plumbing for American style fridge freezer.

LIVING ROOM

17' 1" x 13'3' 2" (5.21m x 4.01m) An impressive reception room with vaulted ceiling with Velux window to the side elevation, two feature double glazed aluminium picture windows offering stunning views across the gardens and countryside and 17ft wide anthracite aluminium double glazed bifold doors which lead out onto the extensive stone terrace and stunning views across the grounds and countryside. Slate hearth with Contura contemporary wood burner, oak skirting boards and engineered oak wood floor with underfloor heating.

UTILITY/BOOT ROOM

12' 1" x 11' 6" (3.68m x 3.51m) Inset lighting, MVHR outlet, double glazed sash style window to the front elevation with slate windowsill overlooking the front gardens and wooden framed double glazed doors to the side. Fitted storage cupboards, base unit with worksurface, ceramic sink, space and plumbing for washing machine, space for tumble dryer and oak skirting boards, door architraves and tiled flooring with underfloor heating

SNUG/STUDY

11' 7" x 11' 7" (3.53m x 3.53m) A bright and spacious dual aspect room with double glazed sash style window with oak windowsill to the side elevation and 9ft 7' wide anthracite aluminium double glazed bifold doors leading out onto the extensive sat one terrace and offering views across the gardens, grounds and countryside. MVHR outlet, oak skirting boards, door architraves and engineered oak wood flooring with underfloor heating.

BEDROOM FIVE

13'3 max' 10'5 min" x 10' 4" (4.22m x 3.15m) A bright and spacious double bedroom with double glazed sash style window to the front elevation with oak windowsill, overlooking the front garden, oak skirting boards, door architraves, MVHR outlet and underfloor heating. Door to:-

ENSUITE

6' 11" x 4' 3" (2.11m x 1.3m) Inset lighting, MVHR outlet, double glazed window to the side elevation with slate windowsill, part wood panelling to the walls, double shower enclosure with mains fed soak head shower, pedestal wash hand basin, WC, tiled flooring with underfloor heating and chrome dual fuel heated towel rail.

FIRST FLOOR

Gallery landing with oak door to linen cupboard, oak skirting boards, door architraves and oak ledge doors serve the following rooms:-

BEDROOM ONE

15' 8" x 11' 4" (4.78m x 3.45m) A stunning principal bedroom with double height vaulted ceiling with feature oak wooden beams, double glazed sash style window to the side elevation with oak windowsill offering stunning views across the grounds and valley, feature anthracite double glazed gable with twin opening doors onto the glazed Juliet balcony, anthracite cast iron look radiator, MVHR outlet, oak skirting boards and door architraves. Door to:-

WALK IN WARDROBE

11' 8" x 4' 10" (3.56m x 1.47m) Double glazed window to the side elevation with oak windowsill, fitted hanging rails and shelving, inset lighting, oak skirting boards and door architraves.

ENSUITE

12' 2" x 9'10 max' 6'5 min" (3.71m x 2.9m) Double glazed window to the rear elevation with slate windowsill, inset lighting, part wood panelling to the walls and MVHR outlet. Double shower enclosure with mains fed soak head shower, claw foot freestanding bath with central telephone style mixer tap with separate shower attachment, wooden vanity unit with marble worksurface with twin under mounted sinks, WC, tiled flooring and dual fuel chrome heated towel rail.

BEDROOM TWO

12' 2" x 10' 5" (3.71m x 3.18m) A spacious double bedroom with double glazed sash style window to the front elevation with oak wooden windowsill offering views across the gardens and countryside. MVHR outlet, built in double wardrobe, oak skirting boards, door architraves and anthracite cast iron look radiator.

BEDROOM THREE

13' 10" x 8' 10" (4.22m x 2.69m) A double bedroom with double glazed window to the rear elevation with oak windowsill offering views over the picturesque surrounding countryside. Loft hatch access, MVHR outlet, built in double wardrobe, oak skirting boards, door architraves and anthracite cast iron look radiator.

BEDROOM FOUR

11' 7" x 10' 1" (3.53m x 3.07m) A spacious double bedroom with double glazed sash style window to the front elevation with oak wooden windowsill offering views across the gardens and countryside. MVHR outlet, oak skirting boards, door architraves and anthracite cast iron look radiator.

BATHROOM

10' 6" x 9'6 max' 6'4 min" (3.2m x 2.9m) Double glazed window to the rear elevation with slate windowsill offering views over the picturesque surrounding countryside. Inset lighting, MVHR outlet, part wood panelling to the walls, bath with telephone style taps with separate hand attachment, double shower enclosure with soak head shower, vanity unit with inset basin, WC, tiled flooring and dual fuel chrome heated towel rail.

DOUBLE GARAGE

18' 9" x 18' 00" (5.72m x 5.49m) Double up and over door with light and power connected. Door to inner hall with wooden framed double glazed doors to the front elevation and stairs ascending to the first floor bedroom.

STUDIO BEDROOM

14' 1" x 12' 2" (4.29m x 3.71m) A bright and spacious double bedroom with twin Velux windows to the front elevation and double glazed window to the side and hatch to eves storage. Door to:-

ENSUITE

6' 9" x 4' 8" (2.06m x 1.42m) Quadrant shower with mains fed shower, vanity unit, toilet bowl with concealed

cistern.

GARDENS AND GROUNDS

The property is approached via twin wooden five bar gates that open onto extensive gravel driveway with turning area providing ample off road parking. Curved gravel path and stone steps lead down to the front door with raised garden sleeper flower bed.

To the rear there is a large stone patio terrace seating area with glass balustrade with external lighting and sockets. Steps and path lead down the terrace landscaped gardens with raised stone faced flower beds with mature and established planting, areas of lawn and at the lower terrace part walled garden with stone patio and built in seating area, beyond this is an orchard with variety of apple trees beyond this. Enclosed vegetable patch with vegetable beds, bark mulch paths, fruit cage and polly tunnel.

There are two wooden five bar gates which give vehicular access from the parish lane, there are five enclosed paddocks which slope down towards an area of woodland with stream border. The gardens and grounds are believed to be in the region of 19 acres.

BARN

28' 00" x 23' 00" (8.53m x 7.01m) Power connected.

COUNCIL TAX

Band F

SERVICES

Mains electricity and mains water. Air source heat pump central heating and solar thermal panels. (RHI) Renewable Heat Incentive payments of £495.74 will be paid quarterly until 14.5.2028.

TENURE

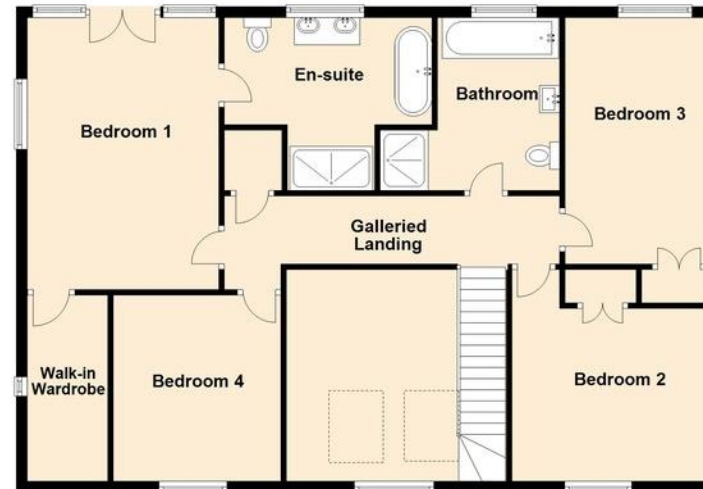
Freehold



Ground Floor
Approx. 133.2 sq. metres (1434.1 sq. feet)



First Floor
Approx. 106.7 sq. metres (1148.6 sq. feet)



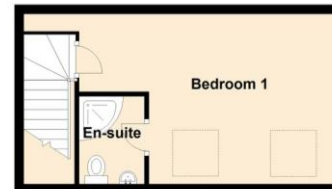
Total area: approx. 239.9 sq. metres (2582.7 sq. feet)

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Plan produced using PlanUp.

Ground Floor
Approx. 37.8 sq. metres (406.9 sq. feet)



First Floor
Approx. 25.5 sq. metres (274.2 sq. feet)



Total area: approx. 63.3 sq. metres (681.2 sq. feet)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		87
(81-91)	B		
(69-80)	C	82	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC



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