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Energy Efficiency Rating	Current	Potential
A	(92-100)	Very energy efficient - lower running costs
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	Not energy efficient - higher running costs

EU Directive 2002/91/EC
England, Scotland & Wales



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The Property Professionals...



The Old Post Office, Grimscott, Bude, Cornwall, EX23 9LT

Price £362,500

- Sympathetically restored Grade II Listed cottage
- Situated in the pretty, semi rural village of Grimscott, 5 miles from Bude
- Impressive sitting room with vaulted ceilings, large dining room, breakfast room
- Four generous bedrooms, ensuite to the principal bedroom, separate bathroom
- Off road parking and pretty enclosed terrace gardens



The property professionals

The Old Post Office,

Grimscott, Bude, Cornwall, EX23 9LT

Price £362,500

The Old Post Office is a beautiful and charming Grade II Listed cottage, sympathetically restored and situated in the pretty semi rural village of Grimscott within five miles of Bude.

This well presented spacious property offers an entrance hall, impressive sitting room with vaulted ceilings, dining room which was once the old post office and shop, breakfast room with wood burner and kitchen. On the first floor there are four generous bedrooms with ensuite to the principal bedroom and family separate bathroom.

Outside, there is off-road parking and pretty terrace gardens to the rear. Available with no onward chain.

ENTRANCE HALL

Entering via a wooden framed glazed door to this welcoming entrance hall with inset lighting, exposed wooden floorboards, cupboard housing the consumer unit and radiator. Doors serve the following rooms:-

KITCHEN

16' 00" x 8' 00" (4.88m x 2.44m) A dual aspect kitchen with wooden framed glazed sash windows to the front and rear elevations. Inset lighting, built in larder cupboard, tiled flooring and radiator.

The kitchen is finished with a range of matching wall and base units with solid wood worktop, inset ceramic sink and drainer with mixer tap, integrated dishwasher, and range style cooker with extractor hood and space for freestanding fridge freezer.

BREAKFAST ROOM

12' 10" x 12' 5" (3.91m x 3.78m) A bright room with wooden framed glazed sash window to the front elevation. Feature fireplace with wooden lintel, slate hearth and an inset wood burner, exposed wooden floorboards and radiator. Door to:-

INNER HALL

Staircase ascending to the first floor with under stairs recess, wooden framed glazed door to the rear elevation, tiled flooring, radiator and door to a useful cupboard. Door to:-

CLOAKROOM

5' 9" x 3' 4" (1.75m x 1.02m) Wooden framed glazed to the side elevation, wall hung vanity unit with inset basin, push button low flush WC, attractive tiled flooring and cupboard housing the Worcester LPG gas fired boiler

DINING ROOM

26' 5" x 8' 2" (8.05m x 2.49m) With original wooden glazed front doors and two large wooden framed glazed bay windows, each with bespoke, solid wood shutters in keeping with the age of the property. Bright and spacious dining room with exposed wooden floorboards and two radiators. Step up and door to:-

SITTING ROOM

21' 8" x 8' 10" (6.6m x 2.69m) A stunning reception room with vaulted ceiling, exposed wooden beams, three wooden framed glazed windows to the side elevation. Wooden panelling to the lower walls, exposed wooden floorboards and two large radiators.

FIRST FLOOR

Wooden framed glazed window overlooking the garden, radiator and two loft access. Doors serve the following rooms:-

BEDROOM ONE

14' 6" x 8' 3" (4.42m x 2.51m) A bright and spacious double bedroom with wooden framed sash window to the front elevation and glazed Velux window to the rear. Loft hatch access, range of built in wardrobes and radiator. Door to:-

ENSUITE

9' 11" x 2' 7" (3.02m x 0.79m) Wooden framed glazed window to the rear elevation overlooking the gardens, inset lighting, shower enclosure with mains fed shower and attractive Metro style tiling, wall hung vanity unit with inset basin, push button low flush WC and tiled flooring.

BEDROOM TWO

14' 8" x 12' 1" (4.47m x 3.68m) A bright and spacious double bedroom with wooden framed glazed sash window to the side elevation. Feature fireplace, built in storage cupboard and radiator.



BEDROOM THREE

12' 7" x 9' 00" (3.84m x 2.74m) A bright double bedroom with wooden framed glazed sash window to the side elevation, exposed wooden floorboards and radiator.

BEDROOM FOUR

9' 4" x 7' 5" (2.84m x 2.26m) Wooden framed glazed sash window to the front elevation and radiator.

BATHROOM

9' 1" x 6' 10" (2.77m x 2.08m) Wooden framed glazed sash window to the front elevation and inset lighting. Panel enclosed bath with mains fed shower, glass shower screen and attractive wall tiling, vanity unit with marble top with undermounted sink, toilet bowl and cistern, chrome wall mounted heated towel rail and tiled flooring.

OUTSIDE

To the front of the property there is paved off road parking, whilst to the rear the pretty terrace gardens are accessed from the inner hall which lead out to a paved courtyard with log store and steps lead up to the lawn garden and decked seating area with well stocked raised beds and established shrubs. There is an additional parking space for one vehicle to the other side of the neighbouring property.

COUNCIL TAX

Band C

SERVICES

Mains electricity, water and drainage. LPG gas fired central heating.

TENURE

Freehold



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Directions

Proceed for approximately ¼ mile and take the right-hand turning signposted Holsworthy. Follow this road out of Stratton until reaching Red Post and turn left signposted Kilkhampton. Continue along this road until reaching Grimscott and the property will be located a short distance along on the left-hand side.

