





THE BUDEHAVEN GUEST HOUSE, 7 FLEXBURY

AVENUE Bude, Cornwall, EX23 8NS

Price £650,000

- Spacious detached property offering tremendous potential
- Walking distance to Crooklets beach and Bude town
- Owners lounge, large dining room/bar, games room and kitchen
- Eleven ensuite bedrooms over two floors plus one bedroom owners accommodation
- Extensive off road parking and gardens to the front and side

A large and spacious detached property offering tremendous potential, currently run as a guest house, located in the highly sought after and popular Flexbury area of town, being only a short walk from Crooklets beach and the town centre.

The Guest House could easily be converted back into a large house or split into a number of apartments, subject to obtaining the necessary planning consents.

The property currently offers an entrance porch and hall, owners lounge, large dining room and bar, games room, kitchen, utility and a ground floor bedroom. On the first and second floors are eleven bedrooms all with ensuite bath/shower rooms. Separate owners accommodation with independent access which offers one bedroom with ensuite bathroom.

Outside there is extensive off road parking and gardens to the front and side. Available with no onward chain.





DIRECTIONS

From the centre of town proceed up Belle Vue and head out of the town via Golf House Road. As you reach the bottom of the hill turn left in front of Kerenza Hotel and then the first right into Flexbury Avenue and the property will be located on the right hand side on the corner of Flexbury Avenue and Creathorne Avenue.

ENTRANCE PORCH

11' 10" x 3' 6" (3.61m x 1.07m) Entering via a UPVC sliding doors to the entrance porch with wooden glazed door to:-

ENTRANCE HALL

27' 1" x 9'6 max' 7'00 min" (8.25m x 2.92m) Staircase ascending to the first floor, original tiled flooring and doors serve the following rooms:-

INNER HALL

Doors serve the following rooms:-

WC

5' 5" x 3' 1" (1.65m x 0.94m)

GROUND FLOOR BEDROOM

11' 5" x 10' 8" (3.48m x 3.25m) Bay window to the side elevation and door to:-

WC

5' 5" x 3' 1" (1.65m x 0.94m)

LOUNGE

15' 1" x 14' 11" (4.6m x 4.55m) Bay window to the front elevation and window to the side.

DINING ROOM/BAR

45' 5" x 15' 1" (13.84m x 4.6m) Bay window to the front elevation and three windows to the side.

GAMES ROOM

22' 6" x 17' 00" (6.86m x 5.18m) Window and door to the side elevation.

KITCHEN

17' 11" x 17' 10" (5.46m x 5.44m) Window to the front and two windows to the side elevation and arch

opening into:-

UTILITY/PORCH

30' 10" x 6' 1" (9.4m x 1.85m) Door to the side elevation and gas fired boiler.

FIRST FLOOR

Staircase ascending to the second floor and doors serve the following rooms:-

BEDROOM ONE

13' 10" x 12' 6" (4.22m x 3.81m) Bay window to the side elevation and door to:-

ENSUITE

8' 5" x 3' 3" (2.57m x 0.99m) Shower enclosure, wash hand basin, WC.

BEDROOM TWO

13' 8" x 13' 2" (4.17m x 4.01m) Bay window to the front elevation and window to the side. Door to:-

ENSUITE

7' 8" x 4' 8" (2.34m x 1.42m) Bath, wash hand basin, WC.

BEDROOM THREE

14' 00" x 9'11 max' 6'6 min" (4.27m x 2.9m) Window to the front elevation and door to:-

ENSUITE

7' 6" x 3' 1" (2.29m x 0.94m) Shower enclosure, wash hand basin, WC.

BEDROOM FOUR

18' 7" x 9' 2" (5.66m x 2.79m) Bay window to front elevation and door to:-

ENSUITE

7' 7" x 4' 8" (2.31m x 1.42m) Window to side elevation, bath, wash hand basin, WC.

BEDROOM FIVE

13' 3" x 11' 1" (4.04m x 3.38m) Twin windows to the side elevation and door to:-

ENSUITE

5' 6" x 4' 8" (1.68m x 1.42m) Window to side elevation, bath, wash hand basin, WC.

REAR HALL

Door to side elevation and doors serve the following rooms:-

BEDROOM SIX

13' 6" x 8' 6" (4.11m x 2.59m) Window to the rear elevation and door to:-

ENSUITE

7' 4" x 3' 1" (2.24m x 0.94m) Shower enclosure, wash hand basin, WC.

BEDROOM SEVEN

14' 5" x 9' 1" (4.39m x 2.77m) Window to the side elevation and door to:-

ENSUITE

7' 10" x 3' 7" (2.39m x 1.09m) Shower enclosure, wash hand basin, WC.

BEDROOM EIGHT

19' 3" x 9' 7" (5.87m x 2.92m) Window to side elevation and door to

ENSUITE

8' 6" x 6' 5" (2.59m x 1.96m) Bath, wash hand basin and WC.

SECOND FLOOR

Doors serve the following rooms

BEDROOM NINE

13' 3" x 10' 4" (4.04m x 3.15m) Window to side elevation and door to:-

ENSUITE

9' 7" x 5' 5" (2.92m x 1.65m) Bath, wash hand basin and WC.

BEDROOM TEN

11' 4" x 8' 5" (3.45m x 2.57m) Window to front elevation and door to:-

ENSUITE

7' 5" x 3' 3" (2.26m x 0.99m) Shower enclosure, wash hand basin, WC.

BEDROOM ELEVEN

17' 11 max" x 13' 1" (5.46m x 3.99m) Twin windows to the side elevation and door to:-

ENSUITE

7' 8" x 5' 7" (2.34m x 1.7m) Bath, wash hand basin and WC.

OWNERS ACCOMMODATION

UPVC double glazed doors to hall with stairs ascending to the first floor and storage cupboard. Door into the kitchen.

FIRST FLOOR BEDROOM

17' 10" x 11' 10" (5.44m x 3.61m) Twin windows to side elevation and window to the rear. Door to

ENSUITE

5' 7" x 5' 00" (1.7m x 1.52m) Velux window, bath, WC and wash hand basin.

OUTSIDE

To the front of the property there is an attractive stone wall with steps leading to the front door. There is an area of lawn to the front and side of the property with established shrubs and feature palm tree. To the side there is an area laid to gravel providing off road parking for six vehicles.

BUSINESS RATES

Current rateable value (1 April 2023 to present) £14,000 <https://www.gov.uk/find-business-rates>

COUNCIL TAX

Band A, Owners Accommodation

SERVICES

All mains services are connected

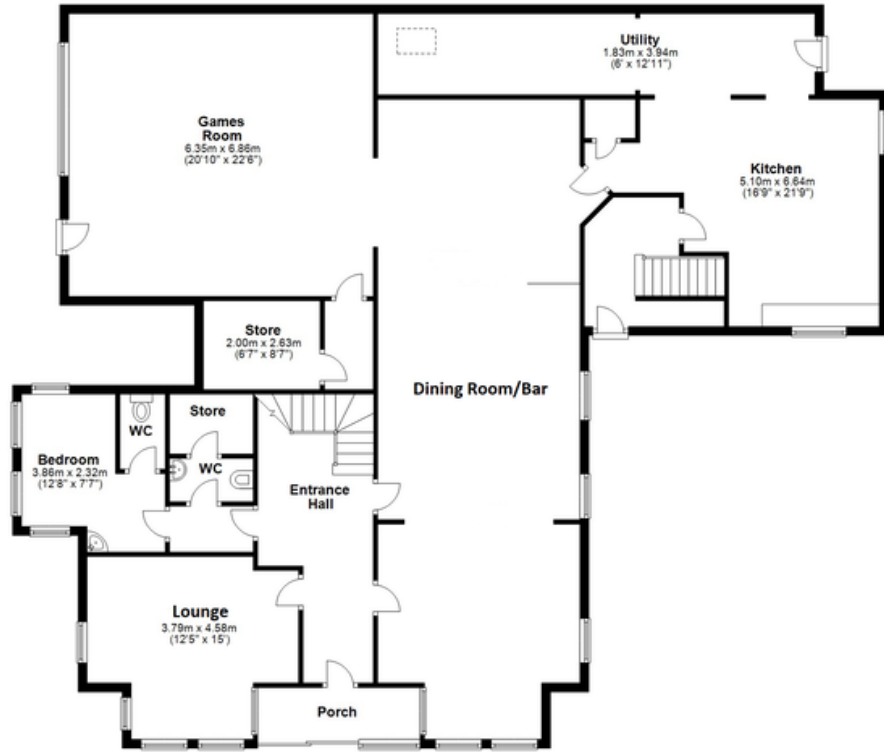
TENURE

Freehold



Ground Floor

Approx. 224.0 sq. metres (2411.2 sq. feet)



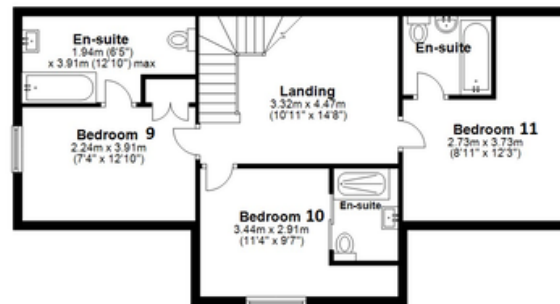
First Floor

Approx. 208.3 sq. metres (2241.7 sq. feet)



Second Floor

Approx. 65.5 sq. metres (704.9 sq. feet)



Total area: approx. 497.8 sq. metres (5357.8 sq. feet)

Produced by Energy Performance Services for identification purposes only.
Plan produced using PlanUp.

Budehaven Guest House, 7 Flexbury Avenue, Bude, Cornwall

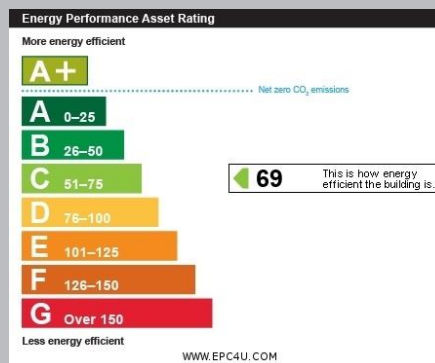




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FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide



01288 355828
E: bude@colwills.co.uk
www.colwills.co.uk

32 Queen Street
Bude, Cornwall
EX23 8BB

