





BEACHCOMBERS, WHALESBOROUGH

Marhamchurch, Bude, Cornwall, EX23 0JD

Price £350,000

- Contemporary well-appointed holiday home in 5* Whalesborough resort
- Excellent income history. Use of indoor/ outdoor pool, spa and more
- Large open plan kitchen/living/dining room with wood burner
- Two double bedrooms, two ensuite bath/shower rooms
- Private enclosed gardens

Beachcombers is a contemporary, well appointed end of terraced single-story holiday home, nestled in 400 acres of Cornish countryside at Whalesborough Farm, which offers a stunning leisure complex with indoor pool, gym, outdoor pool, tennis courts and is situated 500 yards from The Weir café and bistro, which offers excellent dining.

Internally the property offers an impressive open plan kitchen/living/dining room with vaulted ceilings, kitchen with white worksurfaces, integrated appliances, wood burner and two double bedrooms with ensuites. Outside to the rear the private gardens are laid to lawn with patio seating area.

This property is subject to holiday occupancy and must be used in conjunction with a main private residence. The property is currently run as a successful holiday let and makes for a great investment.





DIRECTIONS

From Bude head south on the A39 for approximately 1 mile. At the bottom of the hill take the turning right (adjacent to the second turning to Marhamchurch) signposted 'The Weir' and Whalesborough Resort. Proceed past The Weir up the long concrete driveway to an area with parking dedicated to the cottages.

OPEN PLAN KITCHEN/LIVING/DINING ROOM

28' 0" x 21' 05" (8.53m x 6.53m) A bright and spacious open plan living space with vaulted double height ceilings with electronically operated Vex windows. Powder coated aluminium bi-fold windows to the front and rear. Attractive high gloss tiled flooring with underfloor heating, contemporary freestanding wood burner.

The kitchen area is fitted with a range of matching high gloss cream wall and base units with white work surface over, with matching upstand and in cut drainer with under mounted sink. Integrated appliances comprise of Bosch electric high level double oven, inset touch control hob with extractor over, fridge freezer, dishwasher and washing machine.

BEDROOM ONE

17' 0" x 9' 01" (5.18m x 2.77m) A bright and spacious room with powder coated aluminium double doors to the side elevation. Inset lighting, high level sockets and aerial points for wall mounted TV, underfloor heating and door to:

ENSUITE

7' 05" x 5' 10" (2.26m x 1.78m) Fully tiled wall and flooring with underfloor heating, obscure double glazed window to the front elevation. 'P' shape bath with shower over, wall mounted wash hand basin and pedestal mounted, low flush WC and chrome mounted electric towel rail.

BEDROOM TWO

16' 04 (Reducing to 12)" x 10' 04" (4.98m x 3.15m) A bright and spacious dual aspect twin room with window to the side elevation and powder coated aluminium double doors opening on the rear garden. Inset spot lights, high level power and aerial points for a wall mounted TV, underfloor heating and door to:

ENSUITE

8' 01" x 6' 6" (2.46m x 1.98m) Fully tiled walls and flooring with underfloor heating, obscure double glazed window to the rear elevation. Corner shower enclosure with mains fed shower and chrome riser. Wall mounted wash hand basin, low flush, pedestal WC, chrome wall mounted electric towel rail.

BOILER / STORAGE CUPBOARD

Useful storage cupboard, housing the wall mounted consumer unit, wall mounted heat exchanger, pressurised hot water cylinder and underfloor heating manifolds.

OUTSIDE

Enclosed West facing rear garden is laid to lawn with large paved patio seating area with side access.

COUNCIL TAX

SERVICES

Heating, is communal biomass boiler (fed by woodpellets) which is then heat exchanged into each house.
Water is from on site bore hole
Private drainage - on-site.

TENURE

OCCUPANCY CONDITION

Subject to a 52 week holiday occupancy planning condition and therefore cannot be used as a permanent residence

HOLIDAY LETTING

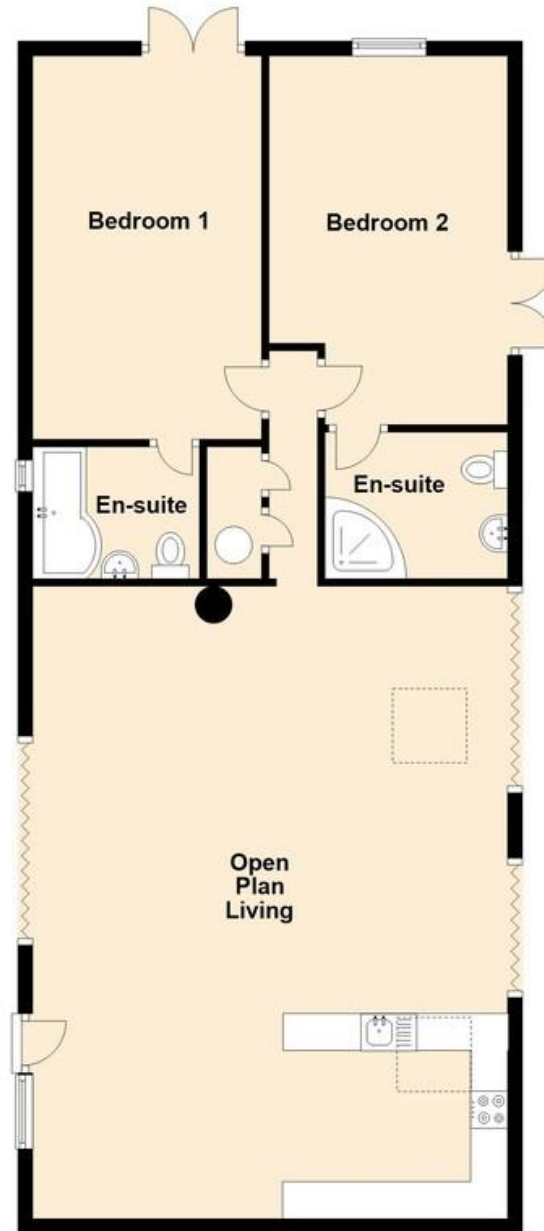
You are not obligated to rent out this cottages and therefore it can be used as exclusive and private second homes. However, if you want to generate an income then this cottage has an excellent proven track record.

Whalesborough offers a fully let and managed package making for an easy to run investment with the added bonus of personal use when required. For further information on this please contact the selling agents.



Ground Floor

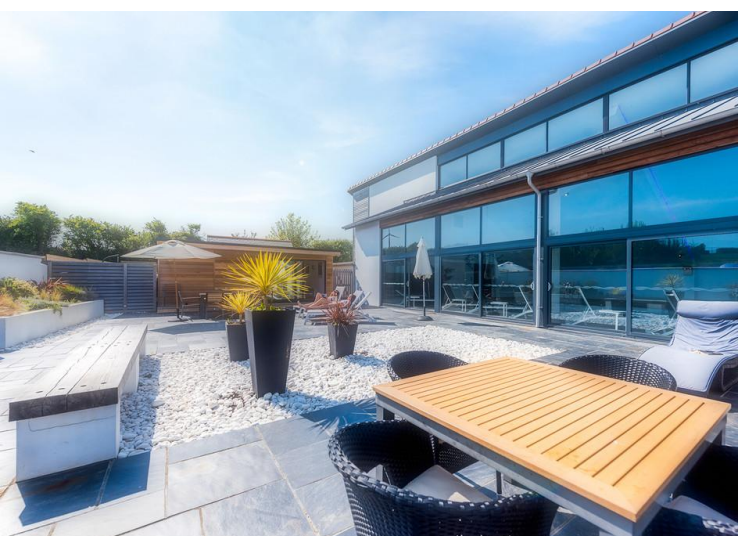
Approx. 100.7 sq. metres (1083.4 sq. feet)



Total area: approx. 100.7 sq. metres (1083.4 sq. feet)

Colwills
Plan produced using PlanUp.

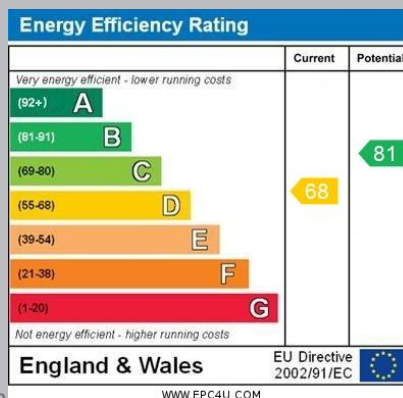




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FLOOR PLANS & MAPS Please note that if floor plans are displayed they are intended as a general guide



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