





PEREGRINUS, 7 FALCON TERRACE

Bude, Cornwall, EX23 8LJ

Price £775,000

- Stunning fully restored Grade II Listed Georgian town house
- Situated within a few minutes walk of Bude canal, Summerleaze beach and town centre
- Sitting room with 5kW wood burner, snug, dining room and kitchen with slate flagstones
- Four bedrooms with ensuite to the principal bedroom and separate family bathroom
- Generous gardens with purpose-built summerhouse and solid wood deck

Peregrinus is a stunning Grade II Listed Georgian town house, that seamlessly blends prime location with historic character. It has been meticulously restored and refurbished to an exceptional standard. This charming property features expansive rear gardens and is just a short walk from Bude canal, Summerleaze beach, and the town centre.

The property has undergone a comprehensive and sensitive refurbishment, including a new traditional rag slate roof at the front and a Spanish slate roof at the rear. Additional updates include new joinery work and windows at the rear, complete rewiring, a new plumbing and central heating system, and lime plastering.

Internally the property offers an entrance hall with original panelling, sitting room with 5kW wood burner, a snug, dining room with Amtico flooring, sage grey kitchen with quartz worksurfaces and original slate flagstone flooring, utility and cloakroom.

On the first floor there are four bedrooms with ensuite to the principal bedroom and separate family bathroom.

Outside the gardens to the front and rear are laid to lawn, with a large purpose-built summerhouse and solid wood deck to the rear. Available with no onward chain.





DIRECTIONS

From the centre of Bude proceed out of town along The Strand and turn right at the mini roundabout towards Widemouth Bay. Go over the canal bridge and pass the Falcon Hotel on your right and the property will be located a short distance along on the right set back from the road.

ENTRANCE HALL

A welcoming entrance hall with original part wooden panelling to the lower walls, cupboard housing the consumer unit, radiator and terracotta tiled flooring. Arch to the inner hall with stairs ascending to the first floor and original slate flagstone flooring. Doors serve the following rooms:-

SITTING ROOM

13'1 max' 12'3 min" x 11' 11" (4.27m x 3.63m) A beautiful reception room with a wooden framed sash window to the front elevation overlooking the front garden. Picture rail, part wooden panelling to one of the walls, slate hearth with 5kW wood burner, radiator and wood flooring.

SNUG

12' 00" x 8' 11" (3.66m x 2.72m) A cosy reception room with a wooden framed sash window to the front elevation overlooking the front garden. Picture rail, original feature cast iron fireplace with tiled surround and slate hearth, radiator and wood flooring.

DINING ROOM

12' 3" x 11' 3" (3.73m x 3.43m) Twin wooden framed double glazed windows to the rear elevation one with an oak window seat overlooking the courtyard. Amtico flooring with feature detailing, radiator and door to understairs cupboard.

KITCHEN

15'10' 14'1 min" x 11' 4" (4.93m x 3.45m) Wooden framed double glazed sash style

window to the rear elevation overlooking the courtyard and wooden framed stable style door. Original slate flagstone flooring, radiator and door to storage cupboard. The kitchen is finished with a range of sage grey base units with quartz work surface and matching up stand, in cut drainer with undermounted Belfast sink and pop up tower socket. Integrated electric double oven with touch control induction hob with extractor hood, integrated fridge freezer and integrated dishwasher. Door to:-

UTILITY ROOM

11' 2" x 4' 9" (3.4m x 1.45m) Wooden framed double glazed windows to the side elevation overlooking the courtyard. Fitted sage grey base units with fitted quartz work surface with upstand and twin Villeroy & Boch undermounted sinks. Space and plumbing for washing machine, space for tumble dryer, radiator and wall mounted Worcester gas fired combi boiler. Door to:-

WC

4' 10" x 2' 5" (1.47m x 0.74m) Corner wall mounted wash hand basin and push button low flush WC.

FIRST FLOOR

Picture rail, radiator and loft hatch access with pull down ladder which leads to a boarded loft space. Doors serve the following rooms:-

BEDROOM ONE

12' 9" x 12' 3" (3.89m x 3.73m) A bright and spacious principal bedroom with wooden framed glazed sash window to the front elevation overlooking the front garden. Picture rail, original feature cast iron fireplace with slate hearth and radiator. Door to:-

ENSUITE

7' 4" x 5' 5" (2.24m x 1.65m) Double shower enclosure with electric shower, pedestal wash hand basin with wall mounted touch control mirror with inset lighting and

Bluetooth speaker, push button low flush WC and a dual fuel chrome wall mounted heated towel rail.

BEDROOM TWO

13'1 max' 12'3 min" x 12' 00" (4.27m x 3.66m) A bright and spacious double bedroom with wooden framed glazed sash window to the front elevation overlooking the front garden. Picture rail, original feature cast iron fireplace with slate hearth and radiator.

BEDROOM THREE

11' 4" x 8' 7" (3.45m x 2.62m) Twin wooden framed double glazed windows to the rear elevation, one with a window seat overlooking the gardens. Picture rail and radiator.

BEDROOM FOUR

10'3 max' 8'2 min" x 8' 6" (3.25m x 2.59m) Wooden framed double glazed windows to the rear elevation with window seat overlooking the gardens. Picture rail and radiator.

BATHROOM

8' 5" x 6' 1" (2.57m x 1.85m) Wooden framed satin double glazed window to the rear elevation, panel enclosed bath, quadrant shower with mains fed soak head shower with separate hand attachment, pedestal wash hand basin with wall mounted touch control mirror with inset lighting and Bluetooth speaker, push button low flush WC and a dual fuel chrome wall mounted heated towel rail.

OUTSIDE

To the front of the property a wooden pedestrian gate leads to an attractive stone cobbled path which leads to the front door with area of lawn either side with established shrubs. To the rear there is a courtyard with a useful wood store, further garden implement store and wooden gate giving pedestrian access to the rear of the terrace. The generous gardens are accessed via a set of steps with garden sleeper edged

terraces which are laid to lawn with gravel path to one side which leads to a purpose built summer house with tiled roof, power connected and solid wood decking.

COUNCIL TAX

Band E

SERVICES

All mains services are connected.

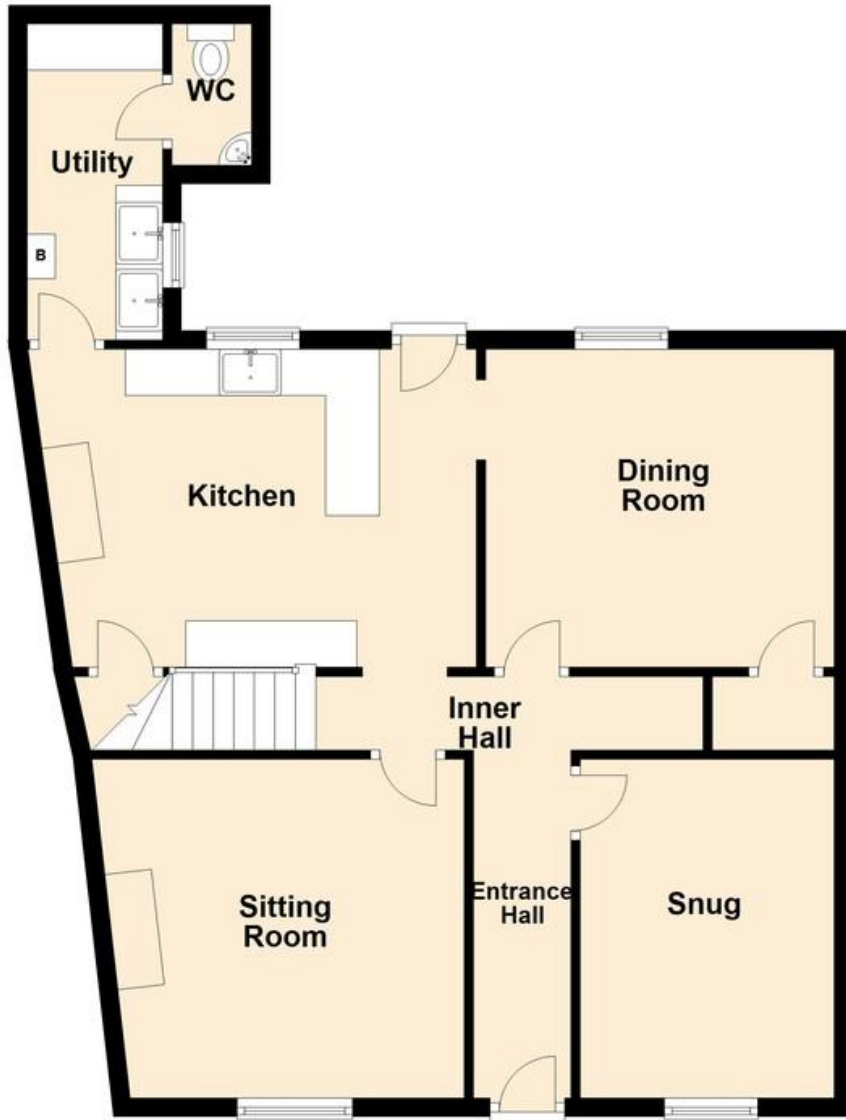
TENURE

Freehold



Ground Floor

Approx. 71.6 sq. metres (771.0 sq. feet)



First Floor

Approx. 64.6 sq. metres (695.4 sq. feet)



Total area: approx. 136.2 sq. metres (1466.4 sq. feet)

Colwills
Plan produced using PlanUp.

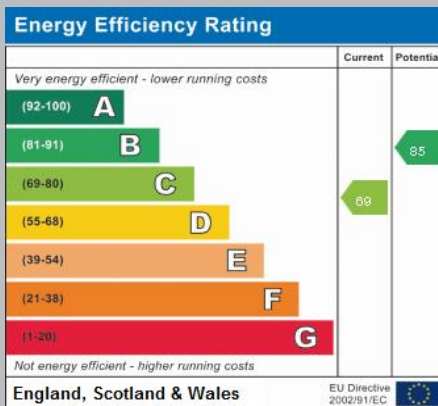




COLWILLS
estate agents • property management • lettings

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 not 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



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

32 Queen Street
Bude, Cornwall
EX23 8BB

