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32 Queen Street

Bude, Cornwall

EX23 8BB

BRITISH PROPERTY AWARDS

2019

GOLD WINNER

ESTATE AGENT IN BUDE

BRITISH PROPERTY AWARDS

2018

GOLD WINNER

ESTATE AGENT IN BUDE

BRITISH PROPERTY AWARDS

2017

GOLD WINNER

ESTATE AGENT IN BUDE

Energy Efficiency Rating

Current

Potential

85

39

England & Wales

EU Directive 2002/91/EC

Www.epcau.com

estate agents

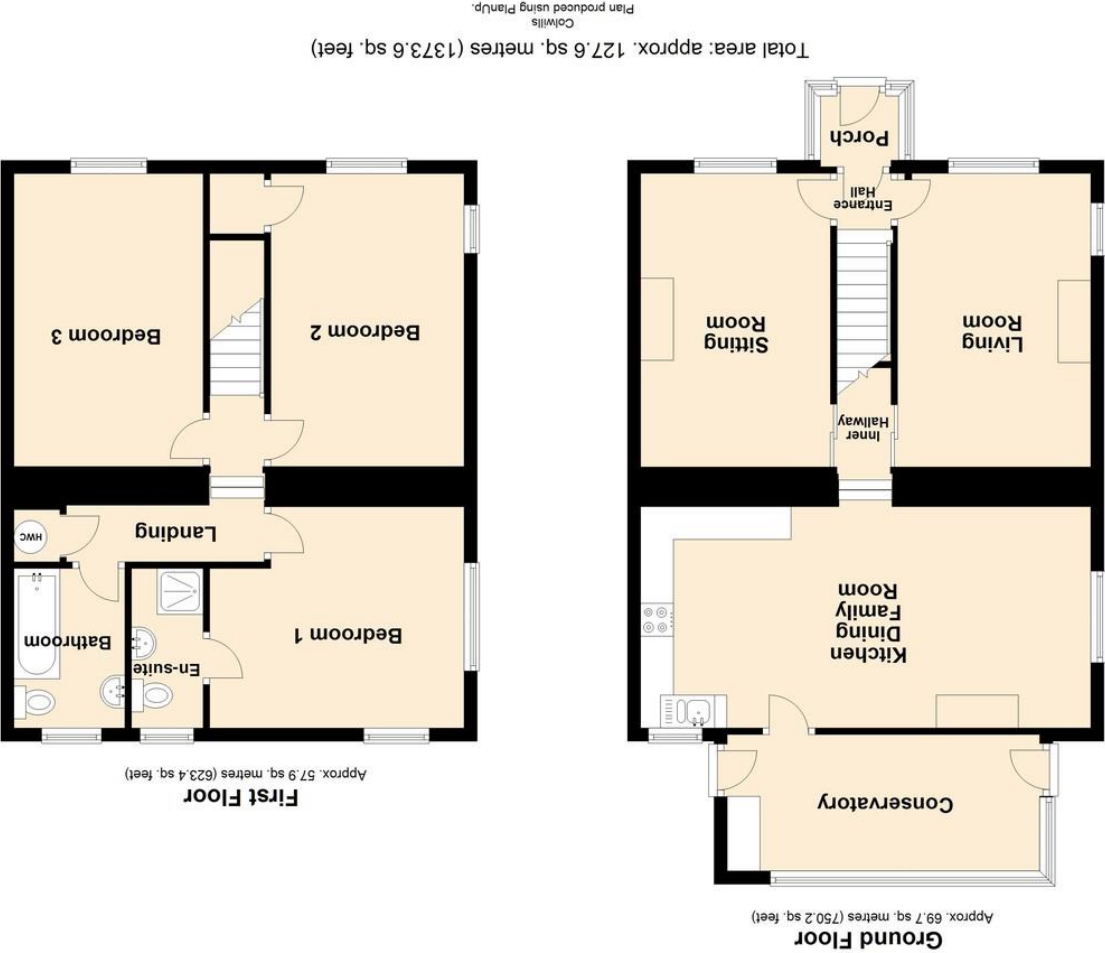
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FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide.



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Lambley Lodge,

Week St. Mary, Holsworthy, Devon, EX22 6XN

Price £499,950

- Pretty and charming period property
- Located in the peaceful countryside village of Week St. Mary
- Sitting room with open fire, living room, kitchen dining family room, conservatory
- Three bedrooms with en-suite to the principal bedroom and separate family bathroom
- Double garage, off road parking and extensive well maintained gardens. No chain

The property professionals



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FREE

SALES

&

LETTINGS

MARKET APPRAISAL

Award winning

BRITISH  
PROPERTY  
AWARDS

2017

★★★★★

GOLD WINNER

ESTATE AGENT  
IN BUDE

BRITISH  
PROPERTY  
AWARDS

2018

★★★★★

GOLD WINNER

ESTATE AGENT  
IN BUDE

BRITISH  
PROPERTY  
AWARDS

2019

★★★★★

GOLD WINNER

ESTATE AGENT  
IN BUDE

Directions

From Bude proceed up to the A39 and head south towards Camelford. After approximately 2 miles (on a sweeping right-hand corner) take the road on the left signposted to Week St Mary. Follow this road for just over a mile until reaching a T-junction and turn right, following the road for 2 miles until entering the 30mph zone of the village of Week St Mary, turn right opposite the village tennis court/playing field up a shared tarmac drive and the property will be located on the right hand side with name plaque clearly displayed.

Lambley Lodge,

Week St. Mary, Holsworthy, Devon, EX22 6XN

Price £499,950

Lambley Lodge is a charming period property, with a 3.6 kwh solar system, originally built in 1895 with an additional wing added in the 1920s. Nestled within a spacious plot in the tranquil countryside village of Week St. Mary, North Cornwall, this property offers the perfect rural retreat. The rugged North Cornwall coastline, along with the popular sandy beaches of Bude and Widemouth Bay, is just a short 5-mile drive away.

The well-presented accommodation includes a welcoming entrance porch and hall, a cosy sitting room with an open fireplace, a dual-aspect living room, and a spacious kitchen/dining/family room with a feature fireplace and an adjoining conservatory. Upstairs, there are three bedrooms, with the principal bedroom benefiting from an ensuite shower room, and a separate family bathroom.

Outside, the property is approached via a tarmac driveway, providing ample off-road parking, a detached double garage, and extensive, beautifully maintained gardens to the rear. Available with no onward chain.

**PORCH**  
**4' 10" x 4' 2" (1.47m x 1.27m)** Entering via a wooden framed glazed door to the entrance porch with vaulted wooden frame glazed roof and wooden glazed windows to either side, two corner display shelves and wooden framed glazed door opening into:-

**ENTRANCE HALL**  
Stairs ascending to the first floor, and doors serve the following rooms:-

**SITTING ROOM**  
**14' 9" x 9' 6" (4.5m x 2.9m)** A cosy reception room with UPVC double glazed window to the front elevation overlooking the well maintained gardens. Picture rail, open fire with wooden and tiled surround, tiled hearth, fitted cupboard with shelving above and a wall mounted electric radiator. Sliding door to the inner hall.

**LIVING ROOM**  
**14' 8" x 9' 8" (4.47m x 2.95m)** A dual aspect room with UPVC double glazed windows to the front and side elevations overlooking the well maintained gardens. Picture rail, feature fireplace with wooden surround and tiled hearth, inset electric effect wood burner and a wall mounted electric radiator. Sliding door to the inner hall.

**INNER HALL**  
Door to the under stairs storage cupboard and steps down to:-

**KITCHEN DINING FAMILY ROOM**  
**23' 00" x 11' 1" (7.01m x 3.38m)** A spacious dual aspect room with UPVC double glazed windows to the side and rear elevations overlooking the gardens. Beams to the ceiling, dado rail, feature fireplace with tiled hearth,

built in dresser unit and wall mounted electric radiator.

The kitchen is finished with a range of matching units with fitted worksurface, inset stainless steel sink and drainer with mixer tap, inset electric hob with extractor hood, integrated high level electric double oven and space for freestanding fridge freezer. Door to:-

**CONSERVATORY**  
**15' 7" x 6' 10" (4.75m x 2.08m)** Double glazed windows to the rear and side elevations overlooking the beautiful well maintained gardens and two double glazed doors to either side. Fitted worksurface with space and plumbing for washing machine, electric wall heater and tiled flooring.

**FIRST FLOOR**  
A split level landing with two loft hatch's, airing cupboard with hot water cylinder and immersion heater. Doors serve the following rooms:-

**BEDROOM ONE**  
**13' 1" x 11' 2" (3.99m x 3.4m)** A bright and spacious dual aspect double bedroom with UPVC double glazed windows to the rear and side elevations overlooking the gardens and over towards the coastline. Fitted bedroom furniture comprises of wardrobes, chest of drawers and dressing table. Wall mounted electric radiator. Door to:-

**ENSUITE**  
**8' 00" x 3' 8" (2.44m x 1.12m)** UPVC obscure double glazed window to the rear elevation, shower enclosure with electric shower, pedestal wash hand basin, WC and electric heated towel rail.

**BEDROOM TWO**  
**14' 11" x 9' 9" (4.55m x 2.97m)** A bright and spacious dual aspect double bedroom with UPVC double glazed windows to the front and side elevations overlooking the gardens. Feature fireplace, built in cupboard and wall mounted electric radiator.

**BEDROOM THREE**  
**14' 11" x 9' 6" (4.55m x 2.9m)** A bright and spacious double bedroom with UPVC double glazed window to the front elevation overlooking the gardens. Feature fireplace, vanity unit with insert basin and wall mounted electric radiator.

**BATHROOM**  
**8' 2" x 5' 8" (2.49m x 1.73m)** UPVC obscure double glazed window to the rear elevation, panel enclosed bath, pedestal wash hand basin with mirror fronted cabinet above with lighting and shaver socket, WC, part wall tiling, wall mounted electric radiator and electric towel rail.

**DOUBLE GARAGE**  
**17' 7" x 17' 4" (5.36m x 5.28m)** Electrically operated up and over door, light and power connected, double glazed window to rear elevation and double glazed pedestrian door to the side.

**OUTSIDE**  
To the front of the property there is a tarmac driveway with mature hedge to the front, two areas of lawn and attractive shrubs and trees. Side gate and path leads to the generous enclosed rear gardens with the garden laid mainly to lawn with a paved patio seating area being accessed from the conservatory and a bricked built BBQ. There is a pond with waterfall, attractive and well maintained flower beds, two apple trees, walnut trees, yew trees and a summerhouse and greenhouse with established grape vine.

**COUNCIL TAX**  
Band D

**SERVICES**  
Mains electricity and water. Sunflow digitally controlled electric heating system providing 24/7 timer thermostat for each radiator. Drainage via shared septic tank with the next door neighbour. FTTH (fibre-to-the-home)

**TENURE**  
Freehold