

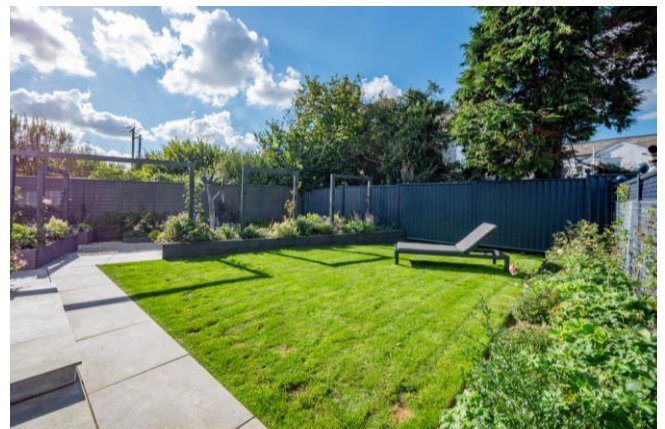
01288 355 828
 E: bude@colwills.co.uk
 www.colwills.co.uk
 32 Queen Street
 Bude, Cornwall
 EX23 8BB



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The Property Professionals...



Koth Krow, Eden Road

Wainhouse Corner, Bude, Cornwall, EX23 0AZ

Price £499,950

- Modern detached generously proportioned contemporary home
- Located in the charming hamlet of Wainhouse Corner
- Open plan kitchen living dining room, study area and utility
- Three double bedrooms with built-in wardrobes and ensuite to the principal bedroom
- Single adjoining garage, off road parking and landscaped South Westerly facing gardens



Koth Krow, Eden Road

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Koth Krow is a beautifully designed, modern detached home located in the charming hamlet of Wainhouse Corner, within the parish of Jacobstow. Just three miles from the stunning Crackington Haven beach, this property offers the perfect blend of contemporary living. The hamlet itself provides convenient amenities, including a general store, a garage, and a popular local pub.

The property boasts an impressive double-height reception hall and spacious living areas with underfloor heating throughout the ground floor. At the heart of the home is a stunning 8m x 7m open-plan kitchen, dining, and living room, featuring large doors that open onto a generous patio and South Westerly-facing gardens—perfect for entertaining and enjoying the sunshine. The ground floor also benefits from underfloor heating powered by an energy-efficient air source heat pump, and includes a study area, utility room, and cloakroom for added convenience.

Upstairs, you'll find three spacious double bedrooms. The principal bedroom features a walk-in wardrobe and en-suite shower room, while the remaining bedrooms have built-in wardrobes and are served by a contemporary family bathroom.

Outside, the property includes a single adjoining garage, ample off-road parking, and beautifully enclosed landscaped gardens to the front and side, offering both privacy and plenty of space to enjoy the outdoors.

RECEPTION HALL

13' 00" x 10' 11" (3.96m x 3.33m) Entering via a double glazed composite door to the impressive double height reception hall with a turning staircase ascending to the first floor with feature UPVC double glazed windows to the front and side elevations. Feature pendant lighting, inset lighting, underfloor heating and oak doors serve the following rooms:-

STUDY AREA

8' 00" x 5' 11" (2.44m x 1.8m) Inset lighting and underfloor heating.

CLOAKROOM

5' 00" x 4' 11" (1.52m x 1.5m) UPVC obscure double glazed window to the front elevation, inset lighting, vanity unit with inset basin, toilet bowl with concealed cistern and underfloor heating.

OPEN PLAN KITCHEN LIVING DINING ROOM

26'4 max' 14'5 min" x 23'6 max' 14'3 min" (8.28m x 7.37m) A bright and spacious triple aspect multi zone room with UPVC double glazed windows to the rear elevation, bifold doors and sliding doors to the side overlooking the beautiful landscaped gardens and leading out to the patio seating area and further sliding doors to the front. Inset lighting, feature pendant lighting, slate hearth with freestanding contemporary wood burner, door to a useful under stairs storage cupboard with lighting.

The kitchen is finished with a range of matching matt finish light grey base units and matching larder style cupboards, contrasting square edge work surface with matching upstand, inset composite sink and drainer and breakfast bar seating for four, central island with pull out bins and quartz top. Inset touch control hob with glass splash back, extractor canopy, integrated appliances comprise high level electric double oven, fridge freezer and dishwasher. Door to:-

UTILITY ROOM

11' 00" x 6' 5" (3.35m x 1.96m) UPVC double glazed doors and window to the rear elevation, inset lighting. Fitted with a range of matching matt finish light grey wall and base units with square edge work surface and matching upstand, inset stainless steel sink and drainer, space and plumbing for washing machine and space for tumble dryer and underfloor heating. Airing cupboard with lighting, shelves and pull-out hanging rail also houses underfloor heating manifolds and pressurised hot water cylinder.

FIRST FLOOR

Inset lighting and oak wooden doors serve the following rooms:-

BEDROOM ONE

12'2 max' 9'11 min" x 11' 8" (3.89m x 3.56m) A spacious principal bedroom with a UPVC double glazed window to the side elevation, wall mounted electric radiator, high level television/data point and socket and door to:-

WALK IN WARDROBE

4' 9" x 4' 9" (1.45m x 1.45m) Inset lighting, hanging rail and shelving.

ENSUITE

7' 6" x 4' 9" (2.29m x 1.45m) High level UPVC opaque double glazed window to the rear elevation, inset lighting, large shower enclosure with soak head shower, vanity unit with freestanding basin, wall mounted touch sensitive mirror with lighting and de-mister, toilet bowl with concealed cistern and wall mounted electric heated towel rail with programmable timer.

BEDROOM TWO

11' 7" x 11' 00" (3.53m x 3.35m) A bright and spacious double bedroom with a UPVC high level double glazed window to the rear elevation and further double glazed window to the side overlooking the garden. Built in double wardrobe, high level television/data point and socket and electric radiator.

BEDROOM THREE

11' 8" x 11' 8" (3.56m x 3.56m) A bright and spacious double bedroom with a UPVC high level double glazed window to the side elevation and further double glazed window to the front overlooking the garden. Built in double wardrobe



with low voltage lighting, high level television/data point and socket and electric radiator.

BATHROOM

11' 00" x 5' 11" (3.35m x 1.8m) High level UPVC opaque double glazed window to the rear elevation and inset lighting. Panel enclosed bath, shower enclosure with soak head shower, vanity unit with inset basin, wall mounted touch sensitive mirror with lighting and de-mister, toilet bowl with concealed cistern and wall mounted electric heated towel rail with programmable timer.

GARAGE

19' 4" x 11' 4" (5.89m x 3.45m) Electric roller door to the front elevation and UPVC double glazed window to the rear. Inset lighting and wall mounted consumer unit. Generous amount of fitted shelving.

OUTSIDE

The property is approached via a pair of wooden five bar gates to the tarmac drive providing off road parking for a number of vehicles, flower bed with attractive planting and trees and side gate leading to a useful area with garden shed. The beautifully landscaped South Westerly gardens are to the front and side of the property and are laid to lawn with raised garden sleeper flower beds with over 800 spring bulbs and shrubs providing year round colour, and a large patio seating area.

COUNCIL TAX

Band E

SERVICES

Mains electricity, water and drainage.

TENURE

Freehold

FREE
SALES
&
LETTINGS
MARKET APPRAISAL

Award winning



Directions

From Bude proceed out of town in a southerly direction on the A39. After eight miles, entering the hamlet of Wainhouse Corner, turn inland immediately by the pub (The Old Wainhouse Inn) signposted to Canworthy Water and the property will be located a short distance along on the right hand side.

