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Bude, Cornwall

EX23 8BB

ESTATE AGENT IN BUDE

2019

BRITISH PROPERTY AWARDS

GOLD WINNER

ESTATE AGENT IN BUDE

2018

BRITISH PROPERTY AWARDS

GOLD WINNER

ESTATE AGENT IN BUDE

2017

BRITISH PROPERTY AWARDS

GOLD WINNER

Very energy efficient - lower running costs

A (92+)

B (81-91)

C (69-80)

D (55-68)

E (39-54)

F (21-38)

G (1-20)

104

78

Potential

Current

estate agents

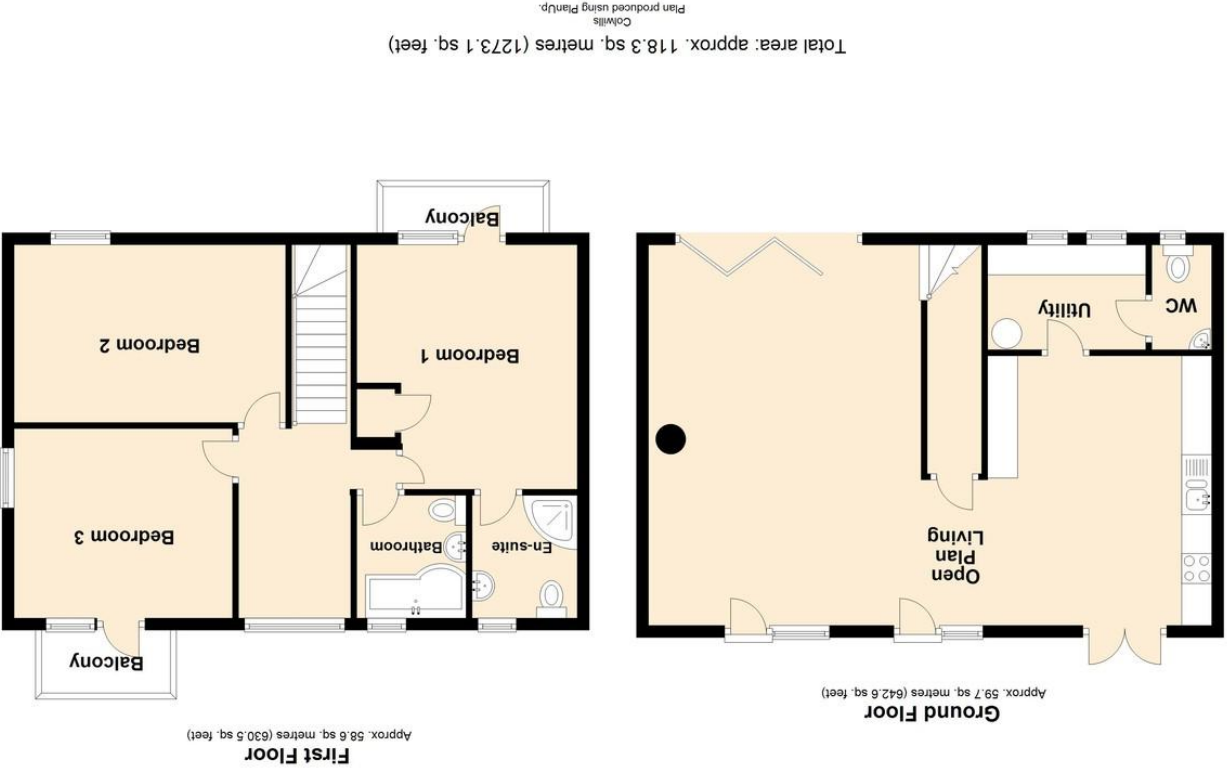
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FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide



The Property Professionals...

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Moleyns, Whalesborough Cottages

Marhamchurch, Bude, Cornwall, EX23 0JD

Price £450,000

Contemporary well appointed holiday home in 5\* Whalesborough resort

Excellent income history. Use of indoor/ outdoor pool, spa and more

Open plan living/kitchen/dining room with wood burner

Three bedrooms, en-suite to the principal bedroom and family bathroom

Enclosed private garden with patio and two balconies

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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

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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.

Moleyns, Whalesborough Cottages

Marhamchurch, Bude, Cornwall, EX23 0JD

Price £450,000

Moleyns is a contemporary, well-appointed semi-detached two-storey holiday home, nestled in 500 acres of Cornish countryside at Whalesborough Farm, which offers a stunning leisure complex with indoor pool, gym, spa, outdoor pool, tennis courts and a short walk from The Weir café and bistro, offering excellent daytime and evening food. Whalesborough is popular with families, has play areas and a pets corner, and is dog friendly. Private walks also lead to the sandy surfing beach of Widemouth Bay and the South West Coast Path, or the canal walk into Bude.

At ground floor the property offers a large open-plan kitchen/living/dining room with bifold doors opening out onto the private gardens and patio seating area, kitchen with granite worksurfaces and integrated appliances, utility room and WC. On the first floor there are three double/twin bedrooms, en-suite to the principal bedroom and separate family bathroom.

**PROPERTY DESCRIPTION**  
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Outside to the front there is a gravel and decked seating area and, to the rear, an enclosed garden laid to lawn with a patio.

This property is subject to holiday occupancy use only and cannot be used as a main private residence. The property is currently run as a successful holiday let and makes for a great investment.

**OPEN PLAN LIVING DINING ROOM AND KITCHEN**  
Entering via a timber entrance door with fixed aluminium double glazed window.

**LIVING AREA**  
**20' 10" x 14' 11" (6.35m x 4.55m)** A bright and spacious multi-zone room with twin aluminium double glazed french doors to the front elevation and aluminium double glazed bifold doors to the rear leading out onto the patio and gardens. Stairs ascending to the first floor with under stairs storage cupboard, freestanding contemporary wood burner, television points, telephone point and tiled flooring with underfloor heating.

**KITCHEN/DINER**  
**14' 09" x 12' 03" (4.5m x 3.73m)** The kitchen is finished with a range of matching cream high gloss wall and base units with granite worksurfaces, matching up-stand and in-cut drainer with under mounted sink. Integrated appliances comprise Bosch electric high level double oven, inset touch control hob with extractor hood over, Blomberg dishwasher and American style fridge/freezer with pull out storage either side. Door to:-

**UTILITY ROOM**  
**8' 08" x 5' 06" (2.64m x 1.68m)** Twin aluminium double glazed windows to rear elevation, base unit with fitted worksurface, space and plumbing for washing machine, space for tumble dryer, wall mounted consumer unit, hot water cylinder and tiled flooring with underfloor heating. Door to:-

**WC**  
**5' 06" x 3' 04" (1.68m x 1.02m)** Obscure aluminium double glazed window to the rear elevation, corner wall mounted wash hand basin, push button low flush WC and tiled flooring with underfloor heating.

**FIRST FLOOR**  
Part double height ceiling with feature aluminium double glazed window to the front elevation. Oak doors serve the following rooms:

**BEDROOM ONE**  
**13' 05" x 12' 04" (4.09m x 3.76m)** A bright and spacious double bedroom with double glazed aluminium door and window to the rear elevation leading out onto the balcony. Inset lighting, high-level socket and television point, built in cupboard and underfloor heating.

**ENSUITE**  
**6' 09" x 5' 09" (2.06m x 1.75m)** Fully tiled walls and tiled flooring with underfloor heating, obscure aluminium double glazed window to the front elevation. Quadrant shower cubicle with mains fed shower, wall hung vanity unit, push-button low flush WC and chrome wall-mounted heated towel rail.

**BEDROOM TWO**  
**15' 01" x 9' 11" (4.6m x 3.02m)** A bright and spacious double bedroom with double glazed aluminium windows to the rear elevation. Inset lighting, high-level socket and television point and underfloor heating.

**BEDROOM THREE**  
**11' 09" x 10' 04" (3.58m x 3.15m)** A bright and spacious double bedroom with double glazed aluminium door and window to the front elevation leading out onto the balcony. Further aluminium double glazed window to the side elevation. Inset lighting, high-level socket and television point and underfloor heating.

**BATHROOM**  
**6' 11" x 6' 00" (2.11m x 1.83m)** Fully tiled walls and tiled flooring with underfloor heating, obscure aluminium double glazed window to the front elevation. 'P' shaped panel enclosed bath with mains fed shower, glass shower screen, wall hung vanity unit, pushbutton low flush WC and chrome wall mounted heated towel rail.

**OUTSIDE**  
The property sits within its own plot and has gardens to both front and rear with bi-fold doors allowing connectively to both entertaining spaces. There is a mixture of lawn, gravel and decking and then beyond the private gardens is the large communal lawn and much more.

**COUNCIL TAX**  
Currently used as a holiday rental property and therefore on Business Rates, which are zero due to the vendor claiming business rate relief.

**SERVICES**  
Mains water and electricity, private drainage via shared treatment plant, communal boiler for the complex being individually metered to each property.

**TENURE**  
Freehold

**OCCUPANCY CONDITION**  
Subject to a 52 week holiday occupancy planning condition and therefore unable to be used as a permanent residence.

**HOLIDAY LETTING**  
It is not obligatory to rent out these cottages and therefore they can be used as exclusive and private second homes. However, should you want to generate an income the cottages have an excellent proven track record. Whalesborough Resort offers a fully let and managed package with cleaning teams, etc. 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.