





BATH COTTAGE,

Woolley, Bude, Cornwall, EX23 9PP

Price £425,000

- Spacious and characterful cottage
- Located in the peaceful hamlet of Wooley
- Living/Dining Room, 4 double bedrooms, family bathroom
- Sitting room, utility and shower room offer potential for ground floor annex STP
- Detached, stone built barn/workshop/double garage

Bath Cottage is an exceptionally beautiful and charming home, located in a peaceful hamlet within striking distance of the rugged coastal walks and beaches of this Area of Outstanding Natural Beauty.

The spacious and well appointed accommodation benefits from a wealth of original features, including beams to ceiling, window seats, inglenook fireplaces and many more. Comprising; living/dining room with wood burner and open fire, separate sitting room, kitchen, utility room, ground floor WC and shower room.

On the first floor there are four double bedrooms, with ensuite to the second, family bathroom and ample storage space.

Outside there is a pretty and low maintenance 'cottage garden' with seating areas, water feature and a path leading to the front door. Located on the other side of the village lane is a detached stone built barn with double garage perfect for a home office.





DIRECTIONS

Head north of Bude on the A39 towards Bideford. Pass through the village of Kilkhampton and remain on the A39 for a further 4 miles. Pass the turning for Morwenstow and then take the second left turning to Woolley. Proceed down this road for approximately half a mile and the property will be located directly in front of you looking across the village green.

LIVING/DINING ROOM

22' 8" x 14' 1" (6.91m x 4.29m) Entering the property via UPVC double glazed door into the living/dining room with further windows with window seats to the front elevation overlooking the garden. Characterful beams to ceiling, radiator and a working fireplace at each end. Door to utility and stairs ascend to the first floor.

KITCHEN

18' 7" x 6' 3" (5.66m x 1.91m) Fitted with a range of cream wall and base units with solid wooden worksurface over, inset butler sink with chrome mixer tap, tile splashback and UPVC double glazed window to the front elevation overlooking the village green. A composite stable door to the side elevation, inset spotlights, tiled flooring, radiator, space for dishwasher and range style electric oven with extractor over.

UTILITY ROOM

6' 9" x 6' 6" (2.06m x 1.98m) Quarry tiles to the floor, space and plumbing for washing machine, space for tumble dryer or under counter fridge with worksurface over, UPVC double glazed window to the rear elevation, butler sink and door to shower room.

SHOWER ROOM

6' 8" x 3' 9" (2.03m x 1.14m) Fitted with a low flush WC, pedestal wash hand basin with chrome mixer tap, high gloss white tiles to the walls, quarry tiles to the floor, double shower enclosure with mains fed shower over, aqua boarding and sliding glass shower screen, radiator and extractor.

SITTING ROOM

32' 8" x 8' 0" (9.96m x 2.44m) A large dual aspect sitting room with bay window to the front elevation overlooking the village green, door and window to the side elevation overlooking the

garden, beams to ceiling and two radiators.

LANDING

Two storage cupboards with one housing the boiler, loft hatch access, radiator and doors to the following rooms:-

BEDROOM ONE

15' 11" x 11' 6" (4.85m x 3.51m) A dual aspect principal bedroom with windows to the front and side elevation, overlooking the green and the front garden, exposed beams to ceiling, solid wooden door and radiator.

BEDROOM TWO

14' 0" x 10' 5" (4.27m x 3.18m) UPVC double glazed window to the front elevation overlooking the green and garden, built-in single and double wardrobe, radiator and steps up to the ensuite.

ENSUITE

15' 0" x 6' 4" (4.57m x 1.93m) Obscure double glazed window to the side elevation, feature roll top bath, chrome tap and 'telephone' style hand attachment, low flush WC, pedestal wash hand basin, white gloss tiles to the wet areas, attractive wood panelling and radiator. Exposed beams to ceiling, loft hatch access and inset spotlights.

BEDROOM THREE

15' 6" x 7' 7" (4.72m x 2.31m) A spacious double bedroom with UPVC double glazed window to the rear elevation, radiator and Velux window.

BEDROOM FOUR

11' 8" x 7' 7" (3.56m x 2.31m) UPVC double glazed window to the front elevation. Wall mounted radiator.

BATHROOM

6' 8" x 6' 3" (2.03m x 1.91m) Fitted with a three-piece suite including low flush WC, pedestal wash hand basin with chrome mixer tap, gloss white tiles to the walls, 'P' shaped bath with mains fed shower with separate handheld attachment, chrome mixer tap to the bath, aqua

boarding to the wet areas and glass shower screen. Wooden Velux window to the side elevation and extractor.

DETACHED BARN

15' 6" x 8' 5" (4.72m x 2.57m) A detached and versatile stone built barn with solid wood flooring and stairs ascending to the first floor, UPVC double glazed windows.

FIRST FLOOR

15' 7" x 9' 7" (4.75m x 2.92m) On the first floor there is a UPVC double glazed window and a 'granary door' with views towards the hamlet, solid wooden flooring and vaulted ceilings, exposed red brick feature wall, light and power connected.

GARAGE

15' 10" x 15' 6" (4.83m x 4.72m) Up and over door, vaulted ceiling with useful storage space to one side, light and power connected.

TENURE

Freehold

SERVICES

Mains electricity, water and drainage. Oil fired central heating.

COUNCIL TAX

Band E

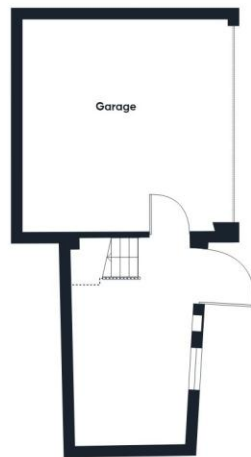




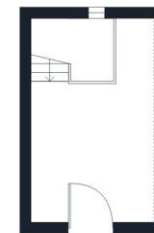
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



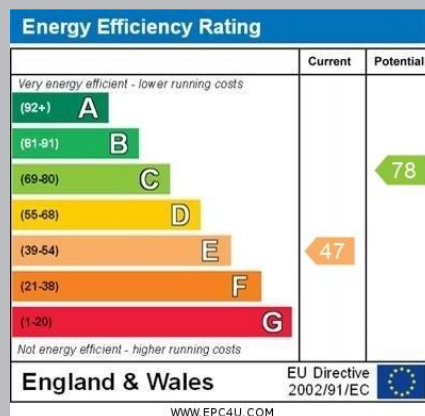
Floor 1 Building 2





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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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