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Directions

From Bude proceed up to the A39 and head south towards Camelford. After approximately two 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. Turn right and follow the road for two miles until entering the village of Week St Mary. At the T-junction turn right, after 100 yards the entrance to Ashbury Grove will be seen on the right, turn right and the property will be located almost directly in front of you.

The Thatch, 20 Ashbury Grove

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

Price £399,950

The Thatch is a modern detached family home found on a select and small development known as Ashbury Grove which is centered around 'The Thatch' in the heart of the popular village of Week St Mary in North Cornwall. The property is a 5 mile drive, to reach the rugged North Cornwall coastline and the popular sandy beaches of Bude and Widemouth Bay.

The well presented property was re thatched in 2025 and offers an entrance hallway, living room with walnut wood flooring, open fireplace with an open fire, study, spacious dining/family room being open plan to the kitchen with a modern white high gloss kitchen with slimline worksurface, utility, boot room and WC. On the first floor there are three double bedrooms with an ensuite to the principal bedroom and a separate bathroom.

Outside there is an attached garage/store, off road parking and enclosed gardens. Available with no onward chain.

ENTRANCE HALL
9' 2" x 3' 1" (2.79m x 0.94m) Entering via a double glazed door to the entrance hall with stairs ascending to the first floor, LVT Herringbone design flooring. Doors serve the following rooms:-

LIVING ROOM
19' 4" x 14' 9" (5.89m x 4.5m) A bright and spacious dual aspect reception room with wooden framed double glazed windows to the front and rear elevations overlooking the gardens. Open fireplace with stone surround and slate hearth and Walnut flooring with underfloor heating.

DINING/FAMILY ROOM
19' 5" x 13' 2" (5.92m x 4.01m) A bright and spacious dual aspect multi use reception room with wooden framed double glazed window to the front elevation and UPVC double glazed french doors to the side leading out to the gardens. LVT Herringbone design flooring with underfloor heating.

KITCHEN
13' 00" x 9' 8" (3.96m x 2.95m) Wooden framed double glazed window to the rear elevation overlooking the gardens. LVT Herringbone design flooring.

The kitchen is finished with a range of matching white high gloss wall and base units with slimline marble effect worksurface with matching upstand and stainless steel under mounted sink with mixer tap, cooper effect splashback, range style cooker with extractor hood, integrated fridge freezer and integrated dishwasher. Opening into:-

BOOT ROOM
5' 7" x 5' 1" (1.7m x 1.55m) LVT Herringbone design flooring and double glazed door to the side elevation. Door to:-

WC
5' 7" x 2' 9" (1.7m x 0.84m) Pedestal wash hand basin with tiled splash back, push button low flush WC with mixer tap and tiled flooring.

UTILITY ROOM
11' 00" x 7' 6" (3.35m x 2.29m) Fitted with a range of base units with fitted worksurface, inset stainless steel sink and drainer with mixer tap, space and plumbing for washing machine.

WET ROOM
7' 9" x 3' 2" (2.36m x 0.97m) Two mains fed soak head showers and separate hand attachments with aqua paneling to the walls.

STUDY/BEDROOM FOUR
9' 7" x 6' 7" (2.92m x 2.01m) Wooden framed double glazed window to the front elevation, a useful multipurpose room.

FIRST FLOOR
Wooden framed double glazed window to the rear elevation. Linen cupboard, airing cupboard with pressurized hot water cylinder and door to eves storage. Doors serve the following rooms:-

BEDROOM ONE
15' 00" x 10' 3" (4.57m x 3.12m) A spacious double bedroom with a wooden framed double glazed window to the front elevation overlook Ashbury Grove. Built in double wardrobe, radiator. Door to:-

ENSUITE
8' 1" x 5' 00" (2.46m x 1.52m) Wooden framed obscure double glazed window to the rear elevation, part wall tiling, bamboo wood flooring, shower enclosure with mains fed shower, pedestal wash hand basin with mixer tap, push button low flush WC and wall mounted heated towel rail.

BEDROOM TWO
13' 3" x 10' 3" (4.04m x 3.12m) A spacious double bedroom with a wood framed double glazed window to the front elevation overlooking Ashbury Grove. Built in double wardrobe and radiator.

A bright and spacious living room featuring a large blue tufted sofa and a purple sofa. A fireplace with a stone surround is visible, along with a television on a white stand. The room has wooden flooring and large windows.

A dining area with a long wooden table and colorful chairs (yellow, red, and blue). The room has wooden flooring and a large window overlooking the outdoors.

BEDROOM THREE
9' 7" x 8' 7" (2.92m x 2.62m) A single bedroom with wooden framed double glazed window to the side elevation. Radiator.

BATHROOM
8' 5" x 5' 6" (2.57m x 1.68m) Wooden framed obscure double glazed window to the rear elevation, part wall tiling, bamboo wood flooring, panel enclosed bath with mains fed shower, glass shower screen, pedestal wash hand basin with mixer tap, push button low flush WC and wall mounted heated towel rail.

STORE
18' 8" x 5' 9" (5.69m x 1.75m) Double electric roller door with light and power connected.

OUTSIDE
To the front of the property there is a low stone and rendered wall with an area of lawn and path leading to the front door, gravel path leads to block paved off road parking for two vehicles. Wooden pedestrian gate to the side leads to a paved patio seating area with a further decked area and plum slate chippings, BBQ and a useful outdoor shower. There is a further area of lawn to one side with mature hedging.

COUNCIL TAX
Band E

SERVICES
All mains services are connected

TENURE
Freehold

A modern kitchen with white high gloss units, a marble effect worksurface, and a large window overlooking the outdoors. The room has wooden flooring.

A modern kitchen with white high gloss units, a marble effect worksurface, and a large window overlooking the outdoors. The room has wooden flooring.

A spacious double bedroom with a wooden framed double bed, a large window overlooking the outdoors, and wooden flooring.