



St Gennys

Bude







The Property

- Both properties enjoy sensational and panoramic sea views
- Originally a barn complex, the property was developed in its present form in the 1980s. Since then, it has undergone a complete refurbishment.
- Exposed structural timbers contrast beautifully with contemporary fittings to provide charm and character
- Raddons is defined by its vaulted ceiling giving a feeling of light and spaciousness
- Woodburners in each living room
- Kitchens have quality appliances and granite tops
- Each apartment has independently controlled heating with a gas fired boiler situated in the utility room, housing a washing machine and dryer
- Adjacent store
- Furniture and contents available by separate negotiation
- Currently managed by Churchtowncottages.net/home.html

The garden, garage and parking

- Lawned gardens
- Small paddock in front of the building accessed from Raddon's garden
- Within the hamlet, footpaths and lawned areas, which lead from the parking area, are communally maintained. Residents pay fortnightly and the same gardeners take care of the lawns at Raddons and Wharra Stone

Tenure, services and material information

Freehold. Mains electricity and water. Private drainage. Shared LPG gas supply (there is a gas tank in the parking area and each property in the hamlet is individually connected, metered and invoiced quarterly)

Broadband: Standard broadband is available. (Source: <https://www.openreach.com/fibre-checker/my-products>)

Council tax: NA (small business relief)

Raddons and Wharra Stone, St Gennys, Bude, EX23 0NW

This immaculately presented pair of coastal homes, Raddons and Wharra Stone, both enjoy sea views having been developed from a former barn. Set within the ancient picture-postcard hamlet of St Gennys and within easy reach of the coastal path and local beaches, both properties are currently used for holiday lets and have planning consent for full residential use.

Location

St Gennys is a small hamlet made up of a few charming cottages and traditional farmhouses, set around an ancient Norman church and enveloped by National Trust land. It is accessed via a quiet country lane that ends at the hamlet, ensuring a peaceful setting free from through traffic. While quieter than some other areas of Cornwall, it is conveniently close to many of the county's most scenic beaches and coastal walks.

The nearest coastal village is Crackington Haven, which offers views out towards Lundy Island. It's a popular spot for beachside activities such as surfing and paddleboarding and features a welcoming pub and bistro. A number of other pubs and restaurants can be found in the surrounding villages and countryside.

The town of Bude, located approximately ten miles away, offers a wide range of amenities including shops, dining, and banking services. Close by, Bodmin Moor provides a landscape of archaeological and natural significance, adding further interest to this already captivating coastal region.



Distances

Crackington Haven – 0.9; Widemouth Bay – 7.8; Bude – 10.4;
Launceston Golf Club – 20.3; Wadebridge – 22.7; Cornwall Airport (Newquay) – 35.7
(All distances are approximate and in miles)

What 3 Words /// threading.weeps.path





Directions

From Wadebridge head towards Bude on the A39. At Wainhouse Corner turn left opposite the pub signposted St Gennys Church. After two miles, by a white house, turn right signposted again for St Gennys. After 0.7 mile you will reach the hamlet of St Gennys with the church on your right. Carry on as far as you can go and the road takes you into a gravelled car park area. The property is at the far end of the car park along a tarmacked pathway.

Raddons and Wharra Stone, St. Gennys, Bude, EX23 0NW

Main House = 1324 sq ft / 122.9 sq m
Total = 1441 sq ft / 133.6 sq m (includes stores)

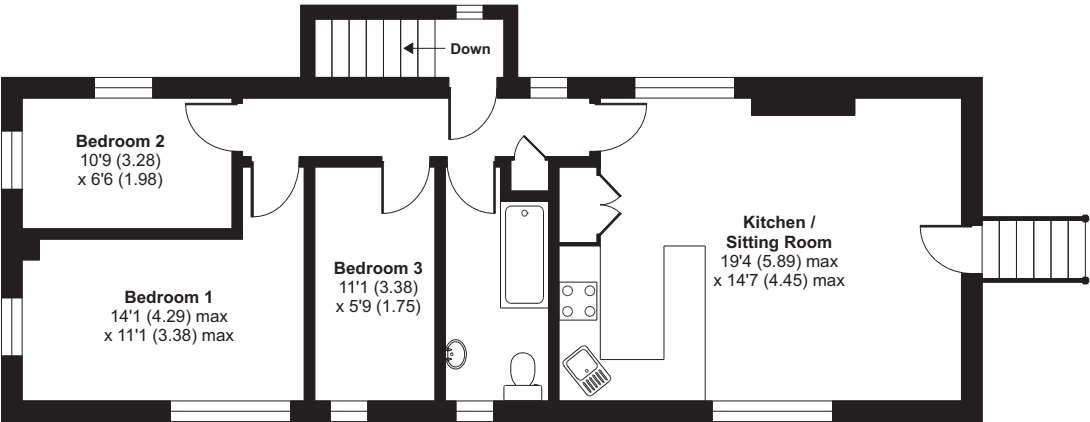
For identification only - Not to scale

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 58 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | 12 G | |

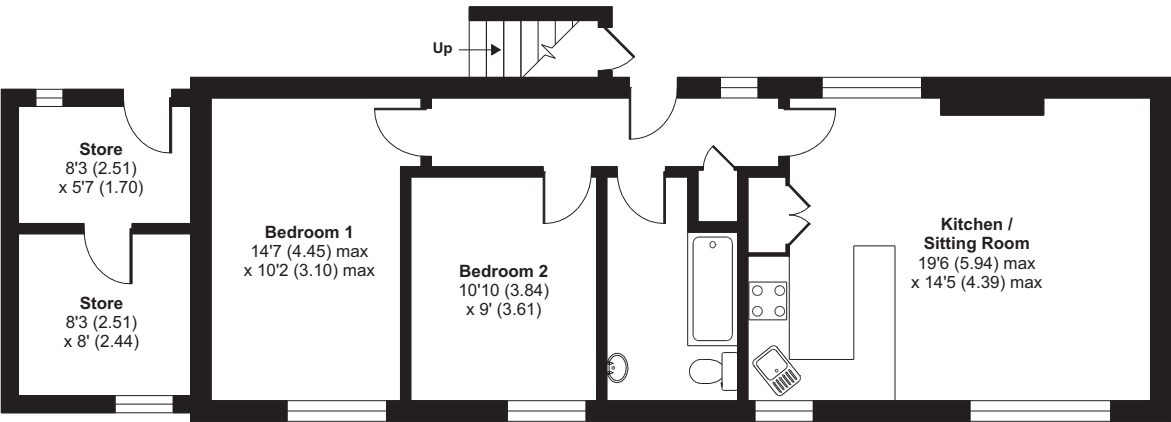
EPC - Raddons

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|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 65 D |
| 39-54 | E | | |
| 21-38 | F | 26 F | |
| 1-20 | G | | |

EPC - Wharra Stone



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctecom 2025. Produced for Shore Partnership Limited. REF: 1279111

FIXTURES & FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

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Ben Davies
Director



Tim May
Director

WHERE YOU LIVE MATTERS

Telephone: 01872 484484
Email: contact@shorepartnership.com

School House Office, Market Street,
Devoran, Truro, Cornwall, TR3 6QA

