



Rose Bank



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Bush, Bude, Cornwall EX23 9LE

Bude 2.9 miles - Widemouth Bay 5.8 miles - Holsworthy 9.7 miles

An impressive, detached dormer bungalow with extensive gardens and grounds extending to just under an acre

- Detached Dormer Bungalow
- Close to the North Coast
- 2 Bedrooms
- Kitchen & Dining Room
- Sitting Room
- Summerhouse
- Parking & Garage
- Approximately 0.92 Acres
- Freehold
- Council Tax Band: B

Offers In Excess Of £375,000

SITUATION

The property occupies a convenient position approximately 3 miles from the town of Bude which offers a choice of extensive sandy beaches, superb coastal walks along the spectacular North Cornish coastline or a more sedate walk beside the historic Bude canal. The town is served by several supermarkets and offers a wide choice of restaurants, cafes and a variety of shops. There are many leisure activities close at hand. The town of Launceston is approximately 19 miles distant and provides access to the vital A30 linking the cathedral cities of Truro and Exeter. At Exeter there is access to the M5 motorway network, main line railway station and an international airport, rail services can also be accessed at the newly opened Okehampton station proving a useful link to Exeter and beyond.

DESCRIPTION

This spacious dormer bungalow offers flexible accommodation, whilst enjoying a convenient location, with Bude and the North Cornish Coast only a few miles away. The impressive gardens extend in all to just under an acre and provide an area of tranquillity with a summerhouse, range of mature trees, shrubs, ponds, workshop and garage.



ACCOMMODATION

The accommodation is clearly illustrated on the floorplan and briefly comprises: a front door into the sitting room with a wood burning stove, aspect to the front and a door through to a ground floor bedroom with a Jack and Jill bathroom comprising of a corner bath with shower above, WC and wash hand basin. An inner hall leads into the dining room with an oil-fired Rayburn and an opening through to the kitchen which offers a range of wall mounted units, base units and drawers, stainless steel sink and space for a cooker with an extractor above. The utility room has space and plumbing for appliances and leads into the boot room which in turn leads out to the garden.

The first floor bedroom has a woodland view and benefits from fitted wardrobes, access to eaves storage and an en suite shower room with WC and wash hand basin.

OUTSIDE

To the side of the property is the garage with power and light connected and ample parking to the front of the property.

There are extensive gardens to the side and rear and a workshop with power and light and a range of workbenches and storage. There are a number of vegetable plots, planted borders, 2 greenhouses, a large cold frame, lawn areas and attractive ponds. Steps lead up to the upper level of the garden which has a further range of vegetable plots, a polytunnel, well matured trees including numerous fruit trees, shrubs and a further ornamental pond.

There are further outbuildings including a chicken coop with an enclosed run and timber storage sheds. The summer house is located at the upper part of the garden and enjoys a prominent position with impressive views over the garden and woodland beyond. Internally there is a sink and units and a further room with access to a shower room. The summerhouse has light and power connected and an area of decking to the front.

AGENTS NOTE

1. We have been advised by the current owners that the property is of non-standard construction and is timber frame.

2. Please note that the photographs were taken in 2021.

SERVICES

Mains water and electric. Private drainage. Oil-fired central heating. Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWINGS

Strictly by prior appointment with the vendor's appointed agents, Stags.

DIRECTIONS

From Launceston head North on the B3254 for approximately 13.5 miles until you reach Red Post. At the junction turn left towards Bude. Continue through Stratton going past Stratton Hospital and turn right at the junction, onto the A39. Continue along the A39 for approximately 1.5 miles and the property is located on the right hand side.



These particulars are a guide only and should not be relied upon for any purpose.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	60
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 1057 sq ft / 98 sq m
 Garage = 154 sq ft / 14.3 sq m
 Outbuilding = 252 sq ft / 23.4 sq m
 Summer House = 237 sq ft / 22 sq m
 Total = 1700 sq ft / 158 sq m
 For identification only - Not to scale

First Floor

- Bedroom 2: 4.27 x 3.20m (14' x 10'6")
- Down

Ground Floor

- Utility: 3.12 x 1.60m (10'3" x 5'3")
- Porch: 1.78 x 1.78m (5'10" x 5'10")
- Kitchen: 3.58 x 2.77m (10'9" x 9'1")
- Dining Room: 3.84 x 3.63m (12'7" x 11'11")
- Up
- Bedroom 1: 4.11 x 3.33m (13'6" x 10'11")
- Sitting Room: 4.39 x 4.39m (14'5" x 14'5")

Garage

- 5.13 x 2.79m (16'10" x 9'2")

Workshop

- 5.46 x 4.24m (17'11" x 13'11")

Summer House

- 3.53 x 3.43m (11'7" x 11'3")
- 3.45 x 2.69m (11'4" x 8'10")

Certified Property Measurer RICS
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Stags. REF: 751421