

4 The Old Steam Laundry



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Higher Wharf, Bude, Cornwall, EX23 8LW

Bude Beach 0.4 miles – Town Centre 0.5 miles – Widemouth Bay 2.4 miles

A rare opportunity to acquire a most impressive 4 bedroom waterside character property positioned on the Bude Canal.

- Fantastic Position on the Bude Canal
- Versatile and Spacious Accommodation
- 4 Bedrooms
- Private Jetty
- Freehold
- Close Proximity to Town Centre & Beach
- Grade II Listed
- Accommodation Over 3 Floors
- 2 Parking Spaces
- Council Tax Band: E / Business Rates

Guide Price £799,950

SITUATION

The property is located in a prime position on the Bude Canal and only a short distance from the town centre. Bude is a popular family holiday destination with extensive sandy beaches and superb cliff walks along the spectacular North Cornish coastline. The town has a variety of shopping amenities and a choice of restaurants and cafes. There are many leisure activities close at hand with 18 and 9 hole golf courses, an indoor swimming pool and an outdoor naturally-fed sea pool, squash, rugby, football, tennis, bowls and hockey clubs are well supported. Sea and coarse fishing are also enjoyed. Educational amenities are available to A-level standard and are provided by a school which enjoys a reputation and status as one of sporting excellence.

DESCRIPTION

A spacious and most impressive, 4 bedroom Grade II Listed character property positioned on the Bude Canal, benefiting from a private jetty and allocated parking.

ACCOMMODATION

The ground floor accommodation comprises a useful porch area, which leads into an entrance hall which in turn leads into an open plan kitchen/dining room.



The kitchen offers a range of cupboards and drawers, an island providing additional work surface space, sink, wine fridge, a range cooker and integrated appliances including a compact dishwasher, microwave, built in fridge, freezer and washing machine.

Located off the kitchen there is a snug/study and a shower room with a shower, WC and a wash hand basin.

Bespoke stairs rise to a very impressive and substantial sitting room with four large windows to the front, three of which have window seats and overlook the canal, showcasing the property's waterside position.

The sitting room benefits from wooden flooring, a feature fireplace with a brick surround and an open double height ceiling by the stairs with the second floor landing as a mezzanine above, providing an abundance of natural light.

The first floor is completed by two double bedrooms with the principal bedroom benefitting from an en suite shower room with a WC and a wash hand basin with cupboards below.

Bedroom 2 enjoys access to a rear enclosed courtyard.

Stairs from the sitting room rise to the second floor which comprises an open plan landing overlooking the sitting room, two further double bedrooms and a bathroom with a bath, shower, WC, a wash hand basin and useful storage cupboard.

OUTSIDE

The property benefits from its own jetty which is located at the front of the property next to the decked terrace on the Bude Canal.

In addition to the terrace overlooking the canal, there is a further small courtyard at the rear of the property which is accessed from the first floor.

There are two allocated off-road parking spaces a short distance from the property.

SERVICES

Mains electricity. Mains water and drainage. Mains gas central heating. Broadband available: Superfast and Standard ADSL. Mobile signal coverage: Voice and Data available (Ofcom). Please note the agents has not inspected or tested these services.

VIEWINGS

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

DIRECTIONS

From Bude take the coastal road over the canal passing the Falcon Hotel and after approximately 0.1 miles take the left hand turning, continue for a further 0.1 miles and you will reach the parking area. Once parked continue along the canal and the property is at the end of the stone faced building on your right.

What3words.com

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

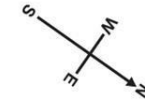


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Kensley House, 18 Western Road, Launceston, PL15 7AS

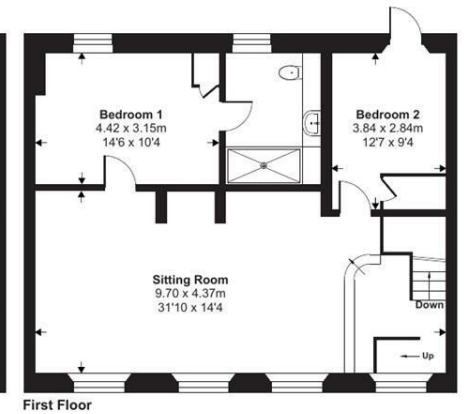
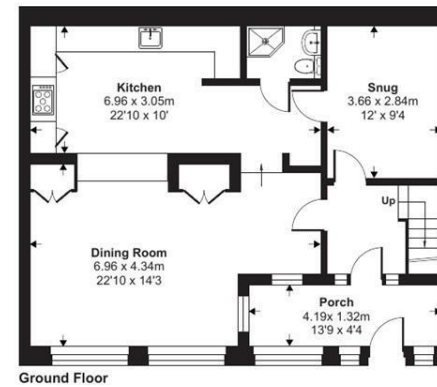
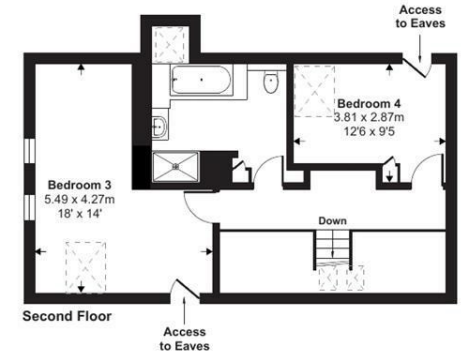
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Approximate Area = 2219 sq ft / 206.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Stags. REF: 1101114



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