



Mar-And



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St. Gennys, Bude, Cornwall, EX23 0BG

Wainhouse Corner 0.8 miles - Crackington Haven 3.7 miles -  
Bude 8.6 miles

An exciting opportunity with enormous potential in the heart of North Cornwall set within grounds of 0.82 acres.

- Online Auction 31st July 5pm
- Auction Guide £300,000 - £350,000
- Substantial Plot (0.82 acres)
- 4 Miles from Cornish Coast
- Large Garage/Workshop
- 6 Berth Static Caravan
- Tenure: Freehold
- Council Tax Band: D

Auction Guide £300,000

## METHOD OF SALE

The property will be offered for sale by Online Traditional Auction (unless sold prior). The Auction end date is 31st July 2024 at 5pm. The vendor reserves the right to withdraw or alter the property for sale prior to the Auction end date. The property can be accessed via our website [stags.co.uk](http://stags.co.uk) - Online Property & Land Auctions.

## SITUATION

The property is situated in the heart of North Cornwall, with easy access of the A39 connecting the Cornish Towns of Wadebridge, Camelford and Bude. The hamlet of Wainhouse Corner is less than 1 mile away and provides every day essentials with a convenient store and Post Office, along with the popular Old Wainhouse Inn. The coastal town of Bude offers 2 sandy beaches with magnificent walks along the cliffs along with a variety services and sporting amenities.

## DESCRIPTION

A 3 bedroom cottage set within 0.82 acres of grounds with a static caravan and various outbuildings. Originally constructed in the late 1800's the original cottage retains many character features including exposed stone and beautiful slate floors and has since been extended in the early 2000's with a one bedroom studio. The property would undoubtedly benefit from refurbishment throughout and presents a number of exciting opportunities for those wishing to explore the possibilities of extending and developing. The accommodation currently comprises of the sitting room/dining room, a conservatory, kitchen with utility and the studio apartment with mezzanine floor.

## OUTSIDE

The property is approached via a sweeping driveway with a turning area and ample off road parking. The paddock offers a great space for those looking for a self sufficient lifestyle to have livestock and/or grow their own whilst further lawned gardens offer space for vegetable plots and a small orchard, with apple, pear and cherry trees. There is a 6 berth caravan on site for overflow accommodation, well positioned to enjoy the far reaching views towards the sea. There is a large block built outbuilding with power, light and water connected currently divided into a garage and separate workshop. In all the plot extends to 0.829 acres or thereabouts.



## SERVICES

Mains water and electricity. Bulk gas fired central heating. Private drainage via septic tank. uPVC double glazed throughout. Broadband availability: Ultrafast and Standard. Mobile signal coverage: Voice and Data limited (Ofcom). Please note the agents have not inspected or tested these services.

## DIRECTIONS

From Bude continue on the A39 towards Wadebridge. After approximately 8 miles, continue past The Old Wainhouse Inn and proceed for a further mile where the property will be on the right hand side, prior to the Bude Camping and Caravanning Club Site. [what3words.com://whites.factored.force](http://what3words.com://whites.factored.force)

## VIEWINGS

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

## PROOF OF IDENTITY

Under the Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on any person that intends to bid at auction. There will be a requirement for all bidders to register via the online sales site and complete the ID checks. There is no charge for registration.

## BUYERS & ADMINISTRATION FEES

The successful purchaser(s) will be liable to pay the sum of £5,000. From this a buyer's fee of £2,400 inc. VAT is retained by Stags/Bamboo Auctions as a contribution towards the online platform costs, and £2,600 is payable towards the purchase price. An additional administration fee of £1,200 inc VAT will be payable by the successful purchaser immediately after the auction.

## DEPOSIT PAYMENT

The Seller and Buyer agree that the winning Bidder may transfer the remainder of the 10% deposit (less the amounts paid online) within 48 hours of the end of this online auction. Clauses 6.1, 6.2 and 7.1 of the Holding Deposit Agreement shall be read as amended to reflect this accordingly. The remainder of the 10% deposit payment is handled by the buyer's solicitors and must be in their client account 48 hours post exchange. It is essential that you instruct your solicitor in advance of the auction.'

## LEGAL PACK

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. Prospective purchasers will need to register with the Bamboo online platform in order to download the legal pack. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Prospective purchasers are strongly advised to inspect the legal documentation, this will/may contain material information regarding the property, and to consult legal advice prior to bidding.

## SOLICITOR ACTING

FAO: Miss Claire Wicks of Parnalls Solicitors, 15-19 Westgate Street, Launceston, Cornwall, PL15 7AB. T: 01566772375. E: [wicks@parnalls.com](mailto:wicks@parnalls.com)

## AUCTION END DATE AND COMPLETION

The Auction end date is to be announced. The completion date will be as dictated by the solicitor and included in the legal pack.

## DEFINITION OF AUCTION AND RESERVE

Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Guide prices may change at any time prior to the auction.

## SPECIAL CONDITIONS OF SALE

Particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale/auction information pack and in case of any inconsistencies the provision of the latter shall prevail. Special conditions of sale/auction information pack is available online. It is assumed that the Purchaser will have made all necessary enquiries prior to the auction.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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		
(21-38)	F	23	
(1-20)	G		69
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

launceston@stags.co.uk

01566 774999

Approximate Area = 1493 sq ft / 138.7 sq m  
 Limited Use Area(s) = 20 sq ft / 1.8 sq m  
 Outbuilding = 663 sq ft / 61.5 sq m  
 Total = 2176 sq ft / 202 sq m  
 For identification only - Not to scale

Denotes restricted head height

**Outbuilding**  
 Workshop: 686 x 3.53m / 226 x 117  
 3.76 x 3.30m / 124 x 10'10"  
 9.80 x 2.31m / 32'2 x 7'7"

**First Floor**  
 Bedroom 1: 4.57 x 3.43m / 15' x 11'3"  
 Bedroom 2: 2.79 x 2.51m / 9'2 x 8'3"  
 Mezzanine: 3.89 x 2.95m / 12'9 x 9'8"

**Mezzanine**  
 Access to Eaves

**Ground Floor**  
 Conservatory: 3.02 x 2.29m / 9'11 x 7'6"  
 Dining Room: 7.87 x 4.52m / 25'10 x 14'10"  
 Sitting Room: 7.77 x 2.90m / 25'6 x 9'6"  
 Kitchen: 4.39 x 2.26m / 14'5 x 7'5"

**Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Stags. REF: 1121297