



Lower Widemouth Farmhouse & Cottage



Lower Widemouth

Widemouth Bay, Bude, Cornwall, EX23 0DE

Black Rock Beach 0.8 miles - Bude 4.0 miles - Crackington Haven 7.3 miles

A superb opportunity to acquire a farmhouse and cottage in a popular position near the north coast.

- No Onward Chain
- 4 Bedroom Cottage
- Sea Views
- Popular Location
- Freehold
- 7 Bedroom Farmhouse
- Gardens
- Requires Modernisation
- Investment Opportunity
- Council Tax Band C

Guide Price £595,000

SITUATION

The property is located near the popular coastal village of Widemouth Bay with amenities including pubs, restaurants, busy seaside cafes and a thriving surf shop. Bude is 3 miles away with a variety of shops and amenities including supermarkets, doctors, dentists and veterinary surgeries. There are good educational facilities and a choice of sporting and leisure activities.

The A39 Atlantic Highway is within 1 mile of the property and connects Wadebridge on the Camel Estuary to the south, to Bideford and the North Devon Link Road to the north. To the east, 23 miles away, is the town of Launceston on the North Cornwall / Devon border with access to the A30 which connects Truro and Exeter.

DESCRIPTION

A rare opportunity to acquire a substantial 7 bedroom farmhouse with an attached 4 bedroom self contained cottage. The property with a mixture of wooden frame windows and uPVC in both the farmhouse and cottage, requires modernisation throughout but provides an exciting prospect for either improving or turning into multiple properties, subject to the necessary consents.



FARMHOUSE

A substantial farmhouse with 3 generous reception rooms, kitchen, 7 bedrooms, bathroom, WC, shower room and 2 storage areas. The farmhouse requires modernisation throughout and offers scope to split into two properties (subject to the necessary consents). The property enjoys views over the garden with views on the first floor out to Widemouth Bay and the sea.

COTTAGE

A charming cottage with an open plan kitchen/dining room, sitting room, study, utility, 4 bedrooms and a family bathroom.

OUTSIDE

The property has a lawned garden to the north and south of the property with paths on both sides leading to the front and rear doors.

The cottage has an enclosed front courtyard garden with a range of shrubs and plants, with a path and steps leading to the front door. There is a single parking space with scope to create additional parking if required.

SERVICES

Mains electricity, water and drainage. Electric radiators and wood burning stove. Please note the agents have not inspected or tested these services. Broadband availability: Standard ADSL, Mobile signal coverage: limited availability (Ofcom). The property is sold subject to all local authority charges.

AGENTS NOTE

1. Land available by separate negotiation, contact Stags Launceston for further information.
2. Please note that the photographs were taken in 2022.

VIEWINGS

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

DIRECTIONS

From the A39 Atlantic Highway take the turning signposted "Widemouth Bay" and "Widemouth Manor Hotel". After approximately 0.6 miles, take the right hand turning onto Combe Lane, continue for approximately 100 yards and you will see the property on your right.


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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.

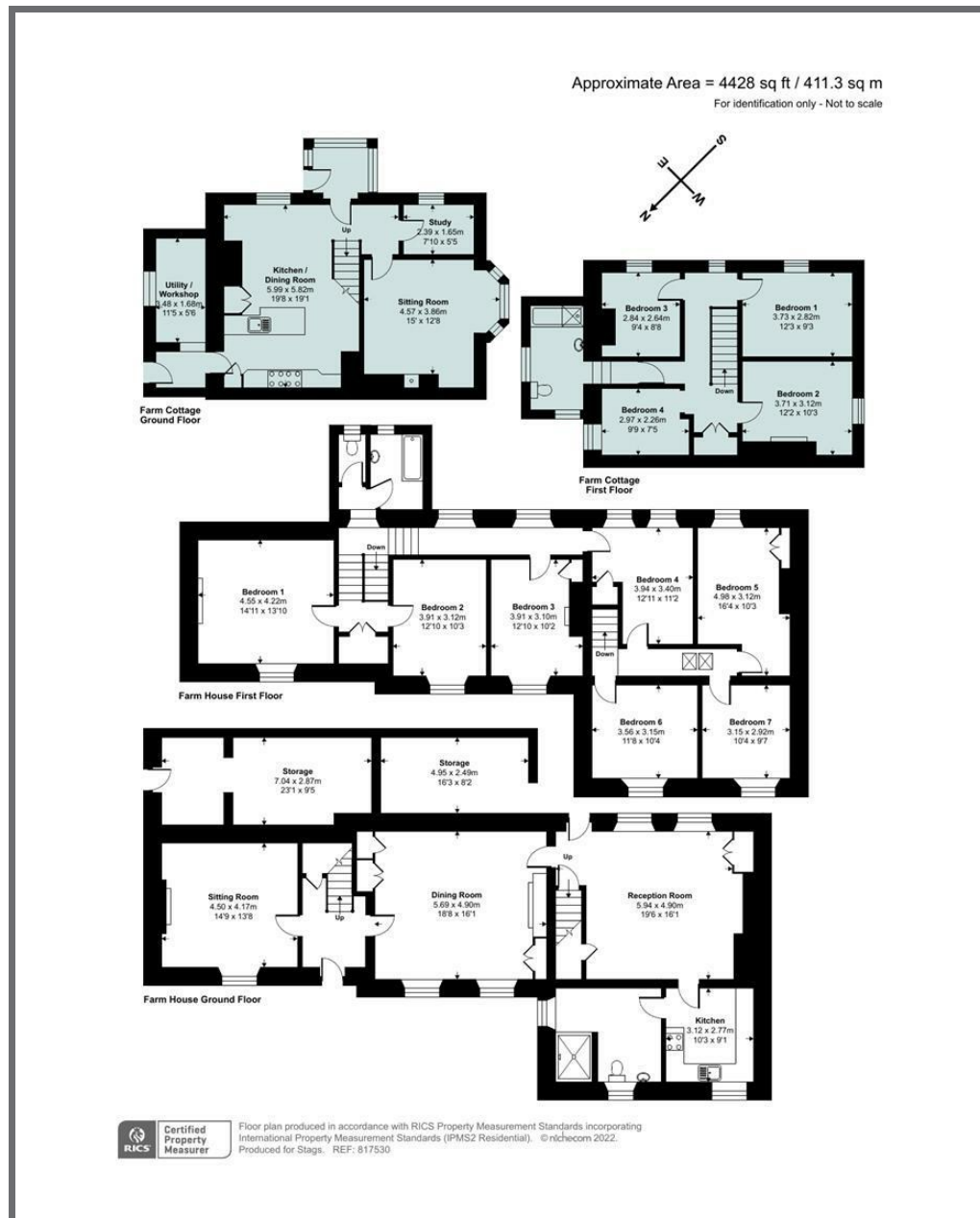


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			72
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			10
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

launceston@stags.co.uk

01566 774999



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