



Koth Krow



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Wainhouse Corner, Bude, Cornwall, EX23 0AZ

Crackington Haven 2.8 miles - Boscastle 6.6 miles - Bude 7.9 miles

An architecturally designed house in the heart of North Cornwall with a high quality and contemporary finish and ample off road parking

- Private Gated Driveway
- Ample Parking
- Adjoining Garage
- High Quality Finish
- Contemporary Layout
- Landscaped Gardens
- 3 Double Bedrooms
- Impeccably Presented
- Tenure: Freehold
- Council Tax Band: E

Guide Price £475,000

SITUATION

The property is situated in the heart of North Cornwall, within easy access of the A39 connecting the Cornish Towns of Wadebridge, Camelford and Bude. The hamlet of Wainhouse Corner provides every day essentials with a convenient store and Post Office, along with the popular Old Wainhouse Inn. The nearby coastal town of Bude offers an extensive range of shopping, educational and leisure facilities along with sandy beaches, superb coastal walks along the spectacular North Cornish coastline or a more sedate walk beside the historic Bude canal.

DESCRIPTION

A stylish and architecturally designed detached house with well proportioned accommodation and presented in immaculate order throughout. The property is well positioned within easy reach of a range of amenities and stretches of the North Cornish Coastline within a few miles. Understood to have been completed in 2022 of modern timber frame and block construction, the property offers a warm contemporary feel throughout with added benefits of the air source heat pump and underfloor heating.



ACCOMMODATION

The accommodation throughout is presented in excellent decorative order with well proportioned accommodation. The attention to detail throughout the design has been carried through with the high quality finish. A stunning feature of the property is the double-height reception hall, flooded with natural light and a perfect space to display artwork. The open plan living space seamlessly blends the kitchen, dining room and sitting room together with bifold and sliding doors which connect the accommodation to the gardens. The kitchen has a range of modern appliances, ample work surface space and storage, with a rear utility complete with space and plumbing for white goods. The sitting room has been finished with a woodburning stove and an understairs storage cupboard. In addition, there is a ground floor cloakroom along with access to the adjoining garage off the main entrance hall.

An oak staircase to the first floor presents 3 double bedrooms, with matching solid oak doors. The principle bedroom has an integrated wardrobe along with an en-suite shower room complete with a stylish and contemporary suite. Both bedrooms 2 and 3 have built in wardrobes and are serviced by the family bathroom.

OUTSIDE

The property is approached via a wooden gated entrance, to private tarmac driveway with ample off road parking and turning for a number of vehicles. The gardens have been considerably landscaped by the current owners to offer enjoyment with minimal maintenance. There are areas to the side and rear for private seating, with a patio and level lawn, surrounded by well stocked flower beds offering a range of colour throughout the changing seasons. The garage can be accessed via the driveway, with an electric roller door and power/light connected and the garden is complete with a wooden shed and secured with fenced boundaries.

SERVICES

Mains electricity, water and drainage. Air source heat pump with underfloor heating (ground floor only) and wood burning stove, Electric heating throughout 1st floor. Broadband availability: Superfast and Standard ADSL, Mobile signal coverage: Voice and Data limited availability (Ofcom). 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 vendors' appointed agents, Stags.

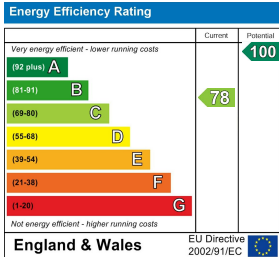
DIRECTIONS

From Bude continue on the A39 towards Wadebridge. After approximately 8 miles, continue through Wainhouse Corner turning left at The Old Wainhouse Inn and the property will be found after a short distance on the right hand side, identifiable by a Stags for sale board.

what3words.com: ///norms.allies.brain

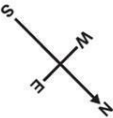


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.

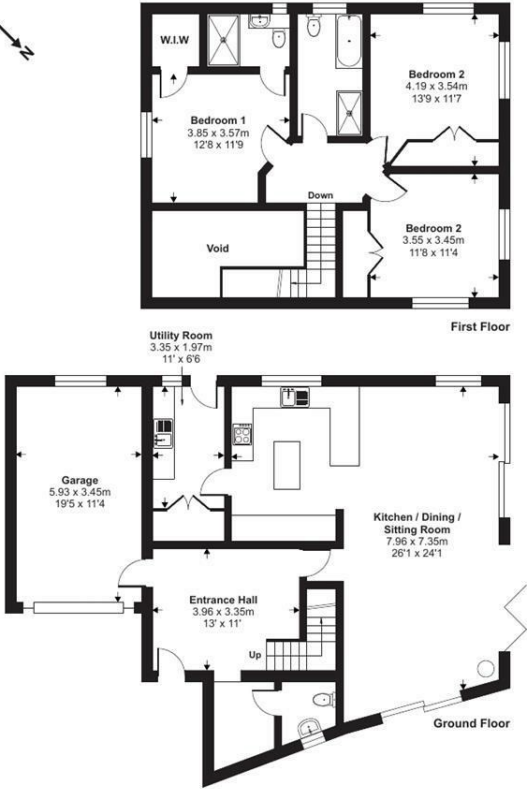


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Approximate Area = 1618 sq ft / 150.3 sq m(excludes void)
Garage = 220 sq ft / 20.4 sq m
Total = 1838 sq ft / 170.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Stags. REF: 1279146