



Hollingdale House



Hollingdale House

30 Killerton Road, Bude, Cornwall, EX23 8EN

Town Centre 0.4 miles - Summerleaze Beach 0.5 miles -
Launceston 19.6 miles

An elegant and spacious coastal home
with period charm and beautifully
presented gardens

- Popular Coastal Town
- 4 Bedrooms
- South Facing Gardens
- Former Converted Garage
- Freehold
- Charming Period Features
- 2 Reception Rooms
- Ample Off Road Parking
- Large Attic with Potential for Conversion (STP)
- Council Tax Band: D

Guide Price £599,950

SITUATION

The property is located in a desirable residential area just a short walk from the vibrant town centre. The town offers a range of independent shops, several supermarkets, a wide choice of restaurants, cafes, and many leisure activities along with extensive sandy beaches, the famous Bude sea pool, superb cliff walks along the spectacular North Cornish coastline or the historic Bude canal.

DESCRIPTION

An elegant and beautifully maintained early 20th century residence, this impressive family home offers generous accommodation and delightful gardens, with some sea views from the upper floor. Throughout the home are charming period details including single pane wooden sash windows, cast iron fireplaces, Bakelite switches, and original doors.



ACCOMMODATION

Entered via an attractive open-arched porch, the welcoming hallway features original tiled flooring and a part-exposed timber staircase. Two generous reception rooms both enjoy working fireplaces, ideal for entertaining or family living.

The kitchen is fitted with granite worktops and opens into a light filled breakfast room with a gas-fired log burner style stove. A convenient cloakroom completes the ground floor.

Upstairs are four well proportioned bedrooms, many with cast iron fireplaces and period features, while the front facing rooms benefit from sea views. The family bathroom is stylishly appointed with Britannia St James fittings and a separate shower.

OUTSIDE

The south facing rear garden is a private sanctuary, featuring a dining terrace, level lawn, productive vegetable plot, and secluded 'Secret Garden' with summerhouse and pond.

To the front, a block-paved driveway leads to a detached garage with utility and shower room, offering a flexible space or workshop, with covered access to the house.

SERVICES

Mains electricity, gas, water and drainage. Gas fired stove & two multifuel open fireplaces. Broadband availability: Ultrafast, Superfast and Standard ADSL, Mobile Signal: voice and data available (Ofcom). Please note the agents have not inspected or tested these services.

VIEWINGS

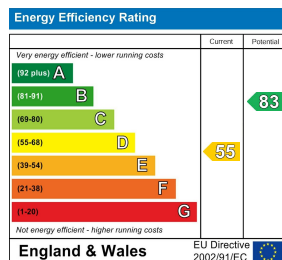
Strictly by prior appointment with the vendors' appointed agents, Stags.

DIRECTIONS

What3words.com - ///cucumber.towel.hoops



A photograph of a well-maintained garden. In the foreground, a vibrant green lawn is dappled with shadows from nearby trees. A dense, green hedge runs across the middle ground, with a small, arched metal gate providing a path through it. To the right of the gate, there are various plants, including a large, spiky agave-like plant and some flowering shrubs. In the background, several tall trees with green foliage are visible against a blue sky with scattered white clouds. The overall scene is bright and sunny.



01566 774999

