



Hollingdale House



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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



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.

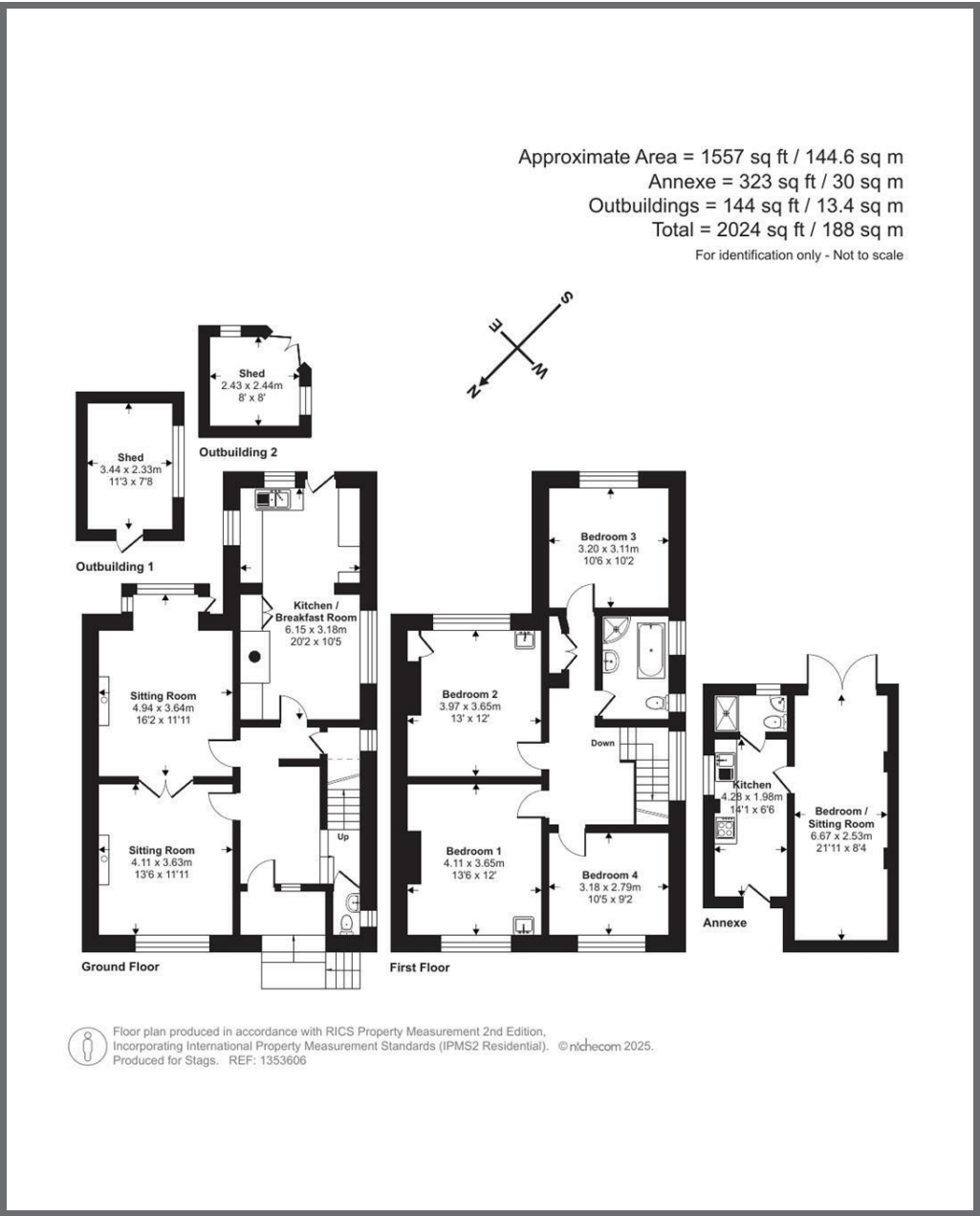


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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