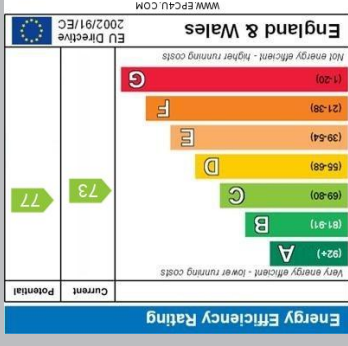
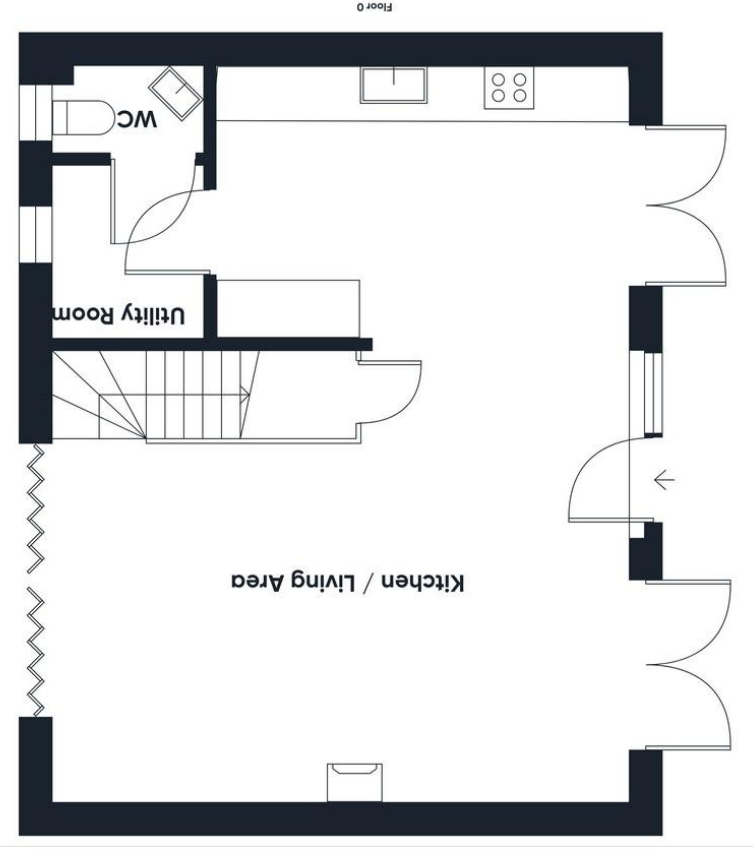


01288 355 828  
 E: bude@colwills.co.uk  
 www.colwills.co.uk  
 32 Queen Street  
 Bude, Cornwall  
 EX23 8BB



DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the information shown in photographs are NOT included unless specifically mentioned in the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide.



*The Property Professionals...*



## Venners ,

Marhamchurch, Bude, Cornwall, EX23 0JD

Price £300,000

- Contemporary well appointed holiday home in 5\* Whalesborough resort
- Excellent income history. access to indoor/ outdoor pool, spa, gym and more
- Open plan living/kitchen/dining room with wood burner
- Two bedrooms, en-suite to both
- Enclosed private garden with patio and two balconies



*The property professionals*

# Venners ,

Marhamchurch, Bude, Cornwall, EX23 0JD

Price £300,000

Venners is a contemporary, well-appointed semi-detached two-storey holiday home, nestled in 500 acres of Cornish countryside at Whalesborough Farm, which offers a stunning leisure complex with indoor pool, gym, spa and outdoor pool, its a short walk from The Weir café and bistro, offering excellent daytime and evening food. Whalesborough is popular with families, has play areas and a pet corner, and is dog friendly. Private walks also lead to the sandy surfing beach of Widemouth Bay and the South West Coast Path, or the canal walk into Bude.

At ground floor the property offers open-plan kitchen/living/dining room with bifold doors opening out onto the private gardens and patio seating area, kitchen with granite worksurfaces and integrated appliances, utility room and WC. On the first floor there are two double/twin bedrooms with en-suite to both.

Outside to the front there is access to a gravel seating area and, to the rear, an enclosed South facing garden laid to lawn with a patio.

This property is subject to holiday occupancy use only and cannot be used as a main private residence. The property is currently run as a successful holiday let and makes for a great investment.

#### DIRECTIONS

From Bude head south on the A39 for approximately 1 mile. At the bottom of the hill take the turning right (adjacent to the second turning to Marhamchurch) signposted 'The Weir' and Whalesborough Resort. Proceed past The Weir up the long concrete driveway to an area with parking dedicated to the cottages.

#### OPEN PLAN LIVING/KITCHEN/DINING ROOM

**26' 1 (Max) " x 20' 7 (Max) " (7.95m x 6.27m)** Entering via a timber entrance door with fixed aluminium double glazed window.

#### LIVING AREA

A bright and spacious multi-zone room with twin aluminium double glazed bi fold doors to the front elevation and aluminium double glazed bifold doors to the rear leading out onto the patio and gardens. Stairs ascending to the first floor with under stairs storage cupboard, freestanding contemporary wood burner, television points, telephone point and tiled flooring with underfloor heating.

#### KITCHEN/DINING AREA

The kitchen is finished with a range of matching cream high gloss wall and base units with granite worksurfaces, matching up-stand and in-cut

drainer with under mounted sink. Integrated appliances comprise Bosch electric high level double oven, inset touch control hob with extractor hood over, Miele dishwasher and American style fridge/freezer with pull out storage either side. Door to:-

#### UTILITY ROOM

**6' 0" x 5' 5" (1.83m x 1.65m)** Aluminium double glazed windows to rear elevation, base unit with fitted worksurface, plumbing for washing machine, wall mounted consumer unit, hot water cylinder and tiled flooring with underfloor heating. Door to:-

#### WC

**5' 5" x 3' 3" (1.65m x 0.99m)** Wall mounted wash hand basin, push button low flush WC and tiled flooring with underfloor heating.

#### FIRST FLOOR

Part double height ceiling with feature aluminium double glazed window to the front elevation. Oak panel doors serve the following rooms:-

#### BEDROOM ONE

**14' 1" x 9' 9" (4.29m x 2.97m)** A bright and spacious double bedroom with double glazed aluminium French door to the front elevation leading out onto the balcony. Inset lighting, high-level socket and television point, built in cupboard and underfloor heating.

#### ENSUITE

**9' 8" x 5' 9" (2.95m x 1.75m)** Fully tiled walls and tiled flooring with underfloor heating, two obscure aluminium double glazed windows to the front elevation. Spa bath and separate shower enclosure, wall hung basin, push-button low flush WC and chrome wall-mounted heated towel rail.

#### BEDROOM TWO

**14' 3" x 9' 3" (4.34m x 2.82m)** A bright and spacious double bedroom with double glazed aluminium doors opening to the balcony overlooking the rear garden. Inset lighting, high-level socket and television point and underfloor heating.

#### ENSUITE

**9' 4" x 5' 7" (2.84m x 1.7m)** Fully tiled walls and tiled flooring with underfloor heating, obscure aluminium double glazed window to the front elevation. Bath and separate shower enclosure, wall hung basin, push-button low flush WC and chrome wall-mounted heated towel rail.

#### OUTSIDE

The property has gardens to both front and rear with bi-fold doors allowing connectivity to both entertaining spaces. There is a mixture of lawn, gravel and decking and then beyond the private gardens is the large communal lawn and much more.

#### COUNCIL TAX

Currently used as a holiday rental property and therefore on Business Rates, which are zero due to the vendor claiming business rate relief.

#### SERVICES

Mains water and electricity, private drainage via shared treatment plant, communal boiler for the complex being individually metred to each property.

#### TENURE

Freehold

#### OCCUPANCY CONDITION

Subject to a 52 week holiday occupancy planning condition and therefore unable to be used as a permanent residence

#### HOLIDAY LETTING

Whalesborough Resort offers a fully let and managed package with cleaning teams, etc. making for an easy-to-run investment with the added bonus of personal use when required. For further information on this please contact the selling agents.

FREE  
SALES  
&  
LETTINGS  
MARKET APPRAISAL

*Award winning*



## Directions

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