



LITTLE MANOR

Widemouth Bay, Cornwall



A BEAUTIFULLY PRESENTED AND SPACIOUS FAMILY HOUSE WITH LEISURE COMPLEX AND EXTENSIVE MATURE GARDENS OVERLOOKING WIDEMOUTH BAY WITH STUNNING SEA AND COASTAL VIEWS

Summary of accommodation

Ground Floor: Entrance hall | Cloakroom | Sitting room | Family room | Kitchen/dining room | Utility room | Garden room
Leisure complex with cinema/games room, snooker room and indoor swimming pool with sauna, shower room and WC

First Floor: Principal bedroom/shower room suite with balcony | Guest bedroom/shower room suite | Three further bedrooms and bathroom

Outside: Parking | Garage and workshop | Store shed | Extensive landscaped gardens

In all about 1.18 acres

Distances: Bude 4 miles, Holsworthy 13 miles, Launceston 16 miles, Okehampton 32 miles, Padstow 32 miles
(All distances are approximate)

Guide price: £1,595,000

SITUATION

Little Manor occupies a magnificent elevated position off Marine Drive, close to Widemouth Beach and Bay, on the beautiful rugged North Cornish Atlantic coast, near to Bude and the Devon border.

Widemouth Bay is renowned for its expansive, nearly 2 mile, sandy beach which is a popular surf spot and the rocky southern end features low-tide rock pools, with the main beach lifeguarded in summer. Amenities in the village include cafes and bars such as Black Rock Café, Bay View Inn, Widemouth Bay Café and The Beachhouse, as well as Widemouth Manor, next door to the property, and surf hire and surf schools. The South West Coast Path passes nearby providing spectacular coastal walking.

Within easy reach is the coastal town of Bude with a full selection of local amenities including supermarkets, shops, restaurants, cafes, pubs, library, leisure centre, hospital and medical centre, primary and secondary schools, as well as an 18 hole links golf course, beaches and sea swimming pool. The nearby town of Holsworthy has a Waitrose store.

This part of North Cornwall is renowned for its spectacular rugged coastline with its many sandy beaches, coves and rocky cliffs. To the south are such well known spots as Crackington Haven, Boscastle, Tintagel and Port Isaac, Polzeath, Padstow and the stunning Camel Estuary further on. To the north is Sandymouth Beach and then on to Welcombe Mouth and beautiful Hartland Quay and Hartland Point in North Devon.

At Launceston is access onto the A30 leading west into Cornwall and east, via Okehampton, to Exeter and the M5 motorway. At Okehampton there is a train station with regular branch line connections to Exeter. Alternatively the A39 'Atlantic Highway' leads via Bude into North Devon and on to Bideford and Barnstaple, connecting to the A361 North Devon Link Road to junction 27 of the M5, beside which is Tiverton Parkway Station with mainline connections to London (Paddington).





THE PROPERTY

Little Manor is an impressive, spacious, detached family house on Marine Drive, perched above the beautiful coastline about a mile from Widemouth Bay village, and benefiting from spectacular views across the fields to Widemouth Bay, the ocean and along the rugged North Cornwall coast towards Bude, with Lundy Island visible in clear weather.

The house is understood to have formerly been the lodge to Widemouth Manor, and benefits from beautifully presented and versatile accommodation, incorporating an adjoining leisure complex, and stands within extensive, mature, landscaped gardens.

The entrance driveway leads in from the road to a broad sweep in front of the house providing parking and turning space for multiple vehicles, and the entrance hall opens into the family room and 33 foot sitting room at the front of the house, with bow windows, double sided woodburner and French doors to the gardens.

Also off the hall is the kitchen/dining room with stone tiled flooring and fitted kitchen with breakfast bar and AGA. There are doors into the study and through the garden room, with French doors to the terrace and gardens, to a passageway which passes the games/cinema room and leads on to the snooker room with panelled walls which, in turn, adjoins the indoor heated swimming pool with tiled surrounds, as well as the sauna, shower room, WC and plant room.

On the first floor, at the front of the house, are the principal bedroom with French doors out to a balcony, dressing area and en suite shower room, and the guest bedroom/shower room suite. There are stunning sea and coastal views from the balcony and the bow windows of both rooms. Off the landing are three further bedrooms and a bathroom to the rear of the house.

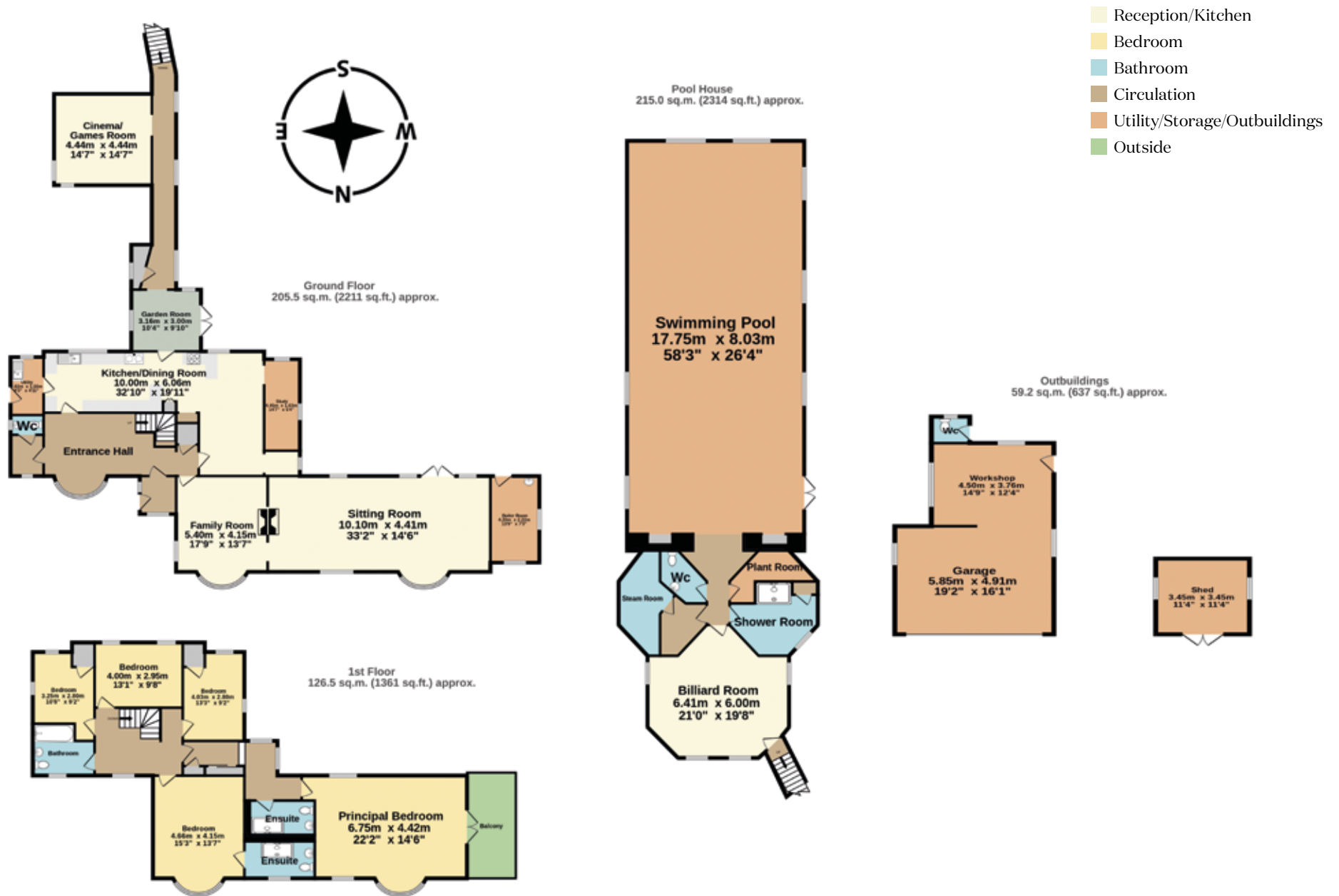












Approximate Gross Internal Area
606.1 sq.m. (6524 sq.ft.)

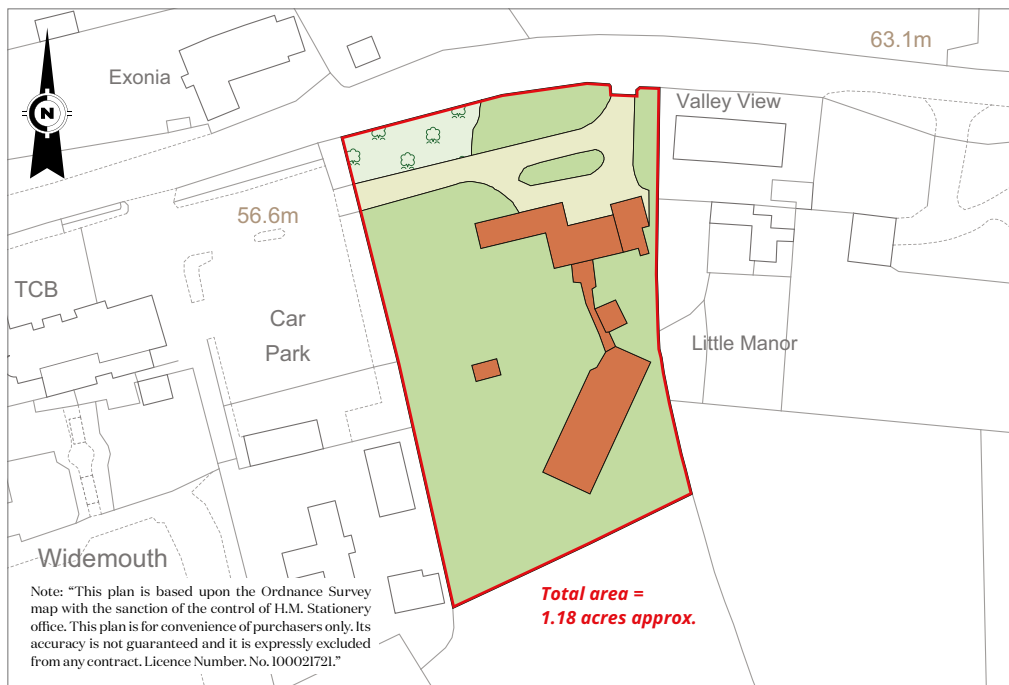
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Next to the house is the double garage and workshop with gardener's WC, and there is a useful timber store shed on the other side of the house. The house is surrounded by extensive, mature, landscaped gardens which provide an idyllic setting. French doors from the garden room open to a paved terrace area and a further decked terrace and there are lawns interspersed with ornamental trees, an ornamental pond, pergola, greenhouse and well stocked plant and shrub borders.

On the front lawn is a raised, decked terrace with glazed balustrade providing spectacular views over Widemouth Bay to the ocean and coastline beyond.







PROPERTY INFORMATION

Tenure: Freehold

Services: Mains gas, electric and water

Local Authority: Cornwall Council: 0300 123 4121

EPC: D

Council Tax: Band G

Directions: EX23 ODE

Greg Crosse

01392 423111

greg.crosse@knightfrank.com

Knight Frank Exeter

19 Southernhay East, Exeter

EX1 1QD

knightfrank.co.uk



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