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ST. EMILY'S, WOODVILLE ROAD

Woodford, Bude, Cornwall, EX23 9HZ

£750,000

- Detached Georgian style family home of excellent proportions.
- Close to the National Trust coast path, nearby beaches and town of Bude.
- Impressive reception hall, family kitchen, formal dining room, sitting room and office.
- Four double bedrooms, three with en-suite and large family bathroom. WC and Utility.
- Extensive parking, garage, landscaped gardens and outbuilding. A truly special family home!

This exceptional, individually designed Georgian-style family home offers generous and well-balanced accommodation throughout.

St. Emily is situated in a semi-rural location in Woodford, North Cornwall, within easy reach of the South West Coast Path, beautiful local beaches, and the coastal town of Bude, which offers a wide range of amenities including shops, cafés, restaurants, and leisure facilities.

The property is approached via a welcoming reception hall, which provides access to the principal ground floor accommodation comprising; a spacious kitchen–dining–family room, formal dining room, large sitting room, study, WC/cloakroom, and utility room.

To the first floor are four well-proportioned double bedrooms, three of which benefit from en-suite facilities, together with a large family bathroom.

Externally, the property occupies a substantial and beautifully landscaped plot. A gated driveway provides ample off-road parking and access to a large single garage, while the rear garden features a generous lawn, central patio area, and mature planting.

St. Emily represents an ideal family home for those seeking the very best of North Cornwall living.





DIRECTIONS

Proceed out of town along The Strand turning left at the mini roundabout into Bencoolen Road. Proceed to the top of Coast View (A 3072) until reaching the roundabout, taking the second left onto the A39 towards Bideford. Continue heading north bound on the A39 passing through the village of Kilkhampton and take the first turning left signposted Morwenstow (approximately 3 miles after leaving the village of Kilkhampton). Continue on this road, passing through the village of Shop and remain on this road signposted to Woodford. As you head out of Shop take the first turning on the left towards Woodford and as you enter the village the property will be found on the right-hand side.

RECEPTION HALL An entrance door opens into this impressive reception hall, which immediately sets the tone for this stunning home. Double-glazed windows to the front and side elevations allow for an abundance of natural light, while oak flooring with underfloor heating extends throughout, providing a warm and welcoming feel.

A turning staircase rises to a galleried landing, with a large storage cupboard beneath. Oak internal doors provide access to the following rooms:

WC/ CLOAKROOM 6' 8" x 5' 10" (2.03m x 1.78m) Spacious cloakroom fitted with white 'Heritage' sanitaryware comprising low-level WC, pedestal wash hand basin complemented with chrome taps and fittings. Oak flooring, double-glazed window to front elevation and wall mounted chrome towel rail.

OFFICE 9' 8" x 7' 10" (2.95m x 2.39m) Double-glazed window to front elevation, oak flooring with underfloor heating, recessed ceiling spotlights.

LIVING ROOM 17' 8" x 15' 4" (5.38m x 4.67m) A most impressive reception room, featuring double-glazed French doors opening to the outside and complementary side windows, enjoying pleasant views over the garden. A free-standing wood burner is set upon a slate hearth, while oak flooring with underfloor heating extends throughout, creating a warm and inviting atmosphere.

The room also benefits from recessed ceiling spotlights and feature wall lighting, enhancing the overall ambience. Internal French doors lead into:

DINING ROOM 17' 7" x 11' 7" (5.36m x 3.53m) A formal dining room with feature wall lighting, double-glazed French doors opening to the outside and complementary double-glazed windows to the rear elevation, again enjoying attractive views over the garden.

Oak flooring with underfloor heating extends throughout, complemented by recessed ceiling spotlights. Glazed internal French doors lead into:

KITCHEN FAMILY ROOM 20' 6" x 15' 4" (6.25m x 4.67m) A most impressive kitchen–dining–family room forms the heart of this sociable home, featuring oak flooring and underfloor central heating throughout, with double-glazed windows to both front and rear elevations providing excellent natural light and views over neighbouring countryside.

The kitchen is comprehensively fitted with a matching range of wall and base units, complemented by granite work surfaces and a central island. There is a large Belfast sink with mixer tap, and a range of integrated appliances including a dishwasher and fridge freezer. In addition, there is space for a range cooker with extractor over, as well as provision for an American-style fridge freezer.

The room offers generous proportions, comfortably accommodating a daily dining and breakfast area alongside a relaxed seating space, making it ideal for both everyday family living and entertaining. A further door leads into:

UTILITY ROOM 7' x 6' 9" (2.13m x 2.06m) Oak-fronted wall and floor cupboards with work surface over, single bowl stainless steel sink and drainer, space and plumbing for automatic washing machine and tumble dryer. Floor-mounted 'Grant' oil-fired central heating boiler. Double-glazed window to rear and double-glazed door leading to outside

FIRST FLOOR LANDING Staircase ascends to the first floor landing with large airing cupboard housing pressurized hot water cylinder, access to loft space, radiator. Oak doors serve the following rooms:

BEDROOM 1 15' 2" x 12' 10" (4.62m x 3.91m) Double glazed windows to rear elevation with views over the garden, double radiator, range of built-in wardrobes, door leading into:

ENSUITE 11' 6" x 5' 10" (3.51m x 1.78m) An impressive en-suite fitted with 'Heritage' sanitaryware, complemented with chrome taps and fittings to include, double-ended bath with central mixer shower, fully tiled shower enclosure with Mira shower over, low-level WC, wash hand basin with vanity storage under, travertine wall and floor tiling, double-glazed window to rear elevation, heated chrome towel rail, recessed ceiling spotlights and extractor fan.

BEDROOM 2 15' 3" x 11' (4.65m x 3.35m) Two double-glazed windows to front elevation enjoying countryside views, double radiator, door leading into:

ENSUITE 'Heritage' suite with chrome taps and fittings to include; low-level WC, pedestal wash hand basin, tiled shower enclosure with Mira shower over, tiled flooring, heated chrome towel rail, extractor fan, recessed ceiling spotlights.

BEDROOM 3 15' 3" x 11' 1" (4.65m x 3.38m) Two double-glazed windows to front elevation enjoying countryside views, double radiator, range of built-in wardrobes, door leading into:

ENSUITE 'Heritage' suite with chrome taps and fittings to include; low-level WC, pedestal wash hand basin, tiled shower enclosure with Mira shower over, tiled flooring, heated chrome towel rail, extractor fan, recessed ceiling spotlights.

BEDROOM 4 15' 3" x 12' 9" (4.65m x 3.89m) Two double-glazed windows to rear elevation enjoying views over the garden, double radiator.

FAMILY BATHROOM 11' 5" x 6' 7" (3.48m x 2.01m) 'Heritage' suite again with double-ended bath and central mixer tap, low-level WC, wash hand basin with vanity storage under, travertine wall and floor tiling, heated chrome towel rail, recess ceiling spotlights, extractor fan, double-glazed windows to front elevation with views.

GARAGE 17' 8" x 11' 9" (5.38m x 3.58m) Up and over garage door, further pedestrian door to the rear, power and light.

OUTSIDE AND GARDENS Situated within a level and fully enclosed plot, St. Emily enjoys generous gardens to both the front and rear, thoughtfully landscaped with Cornish dry stone walling, mature trees and established shrubs, together with attractive planted borders that provide year-round interest.

To the front, an extensive driveway offers ample off-road parking for several vehicles and leads to the single garage, while also providing convenient access along both sides of the property to the rear garden.

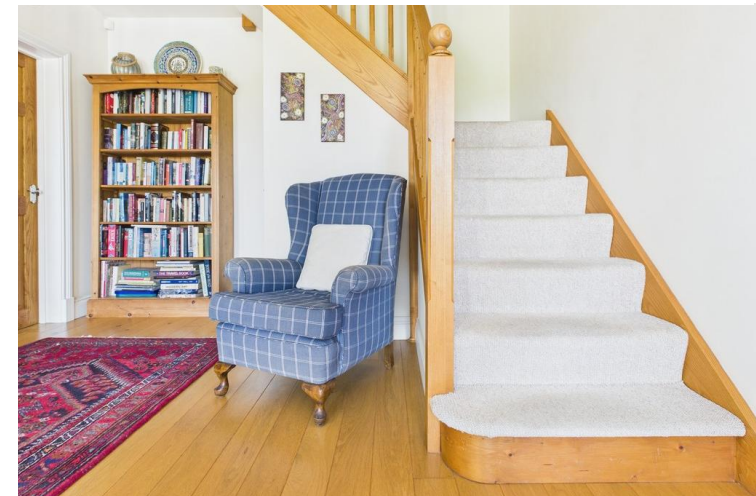
The rear garden is predominantly laid to lawn and features a central patio area, ideally suited to outdoor dining and entertaining.

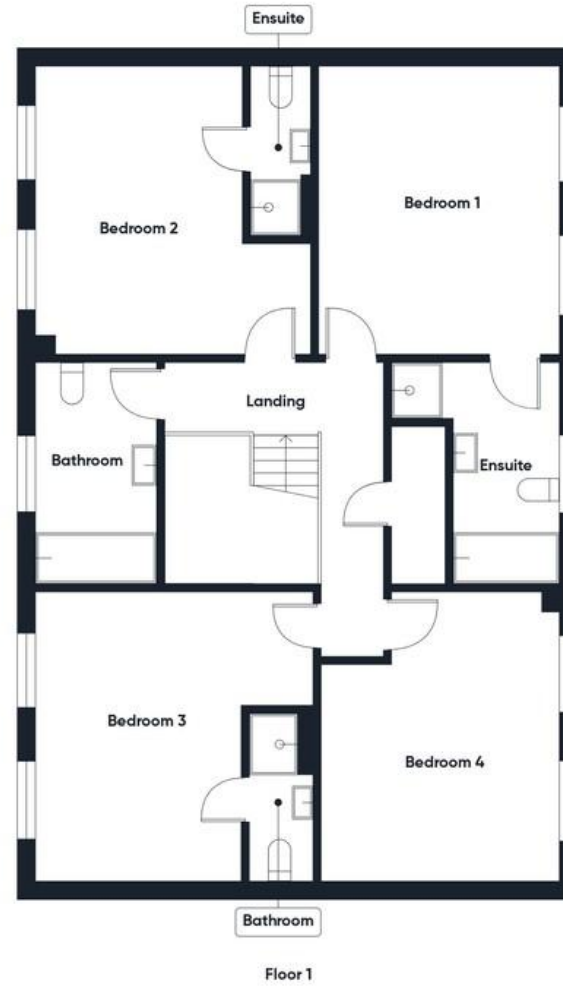
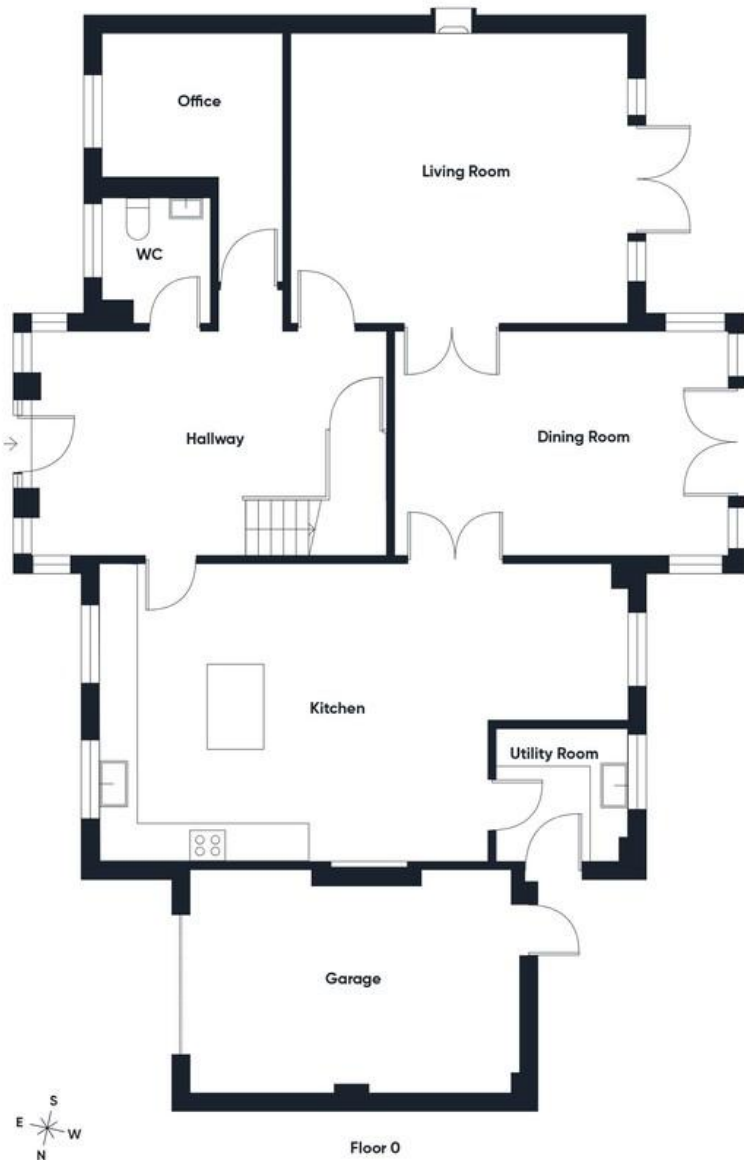
In addition, the property benefits from a substantial range of timber outbuildings, thoughtfully subdivided to provide a workshop, log store, and further useful garden storage.

TENURE Freehold

SERVICES Oil fired central heating, mains electricity, water and drainage.

COUNCIL TAX Cornwall council tax band F





Approximate total area⁽¹⁾
 2561 ft²
 237.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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



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