





LITTLE ROSECARE,

Bush, Bude, Cornwall, EX23 9LB

Price £575,000

- Spacious detached house with an adjoining one bedroom self contained annex
- Located in the hamlet of Bush, two miles from the coastal town of Bude
- Living room with wood burner, dining room, garden room and kitchen/breakfast room
- Three generous double bedrooms, ensuite to the principal bedroom, separate bathroom
- Generous landscaped gardens, extensive off road parking and detached garage/workshop

Little Rosecare is a beautifully presented detached residence with a self-contained adjoining annex, within generous, landscaped gardens in the hamlet of Bush, just two miles from the vibrant coastal town of Bude, known for its famous surfing beaches and wide range of amenities.

This charming home offers a blend of space and versatility. The main house features an entrance porch and hall, a spacious living room with a cosy wood burner, a dining room, garden room that opens out onto the stunning gardens and a kitchen/breakfast room. There are three generous double bedrooms, including a principal suite with a walk in wardrobe and ensuite shower room, plus a separate family bathroom.

The adjoining annex is ideal for guests, extended family, or potential rental income. It comprises an open-plan kitchen/living/dining space, a double bedroom, and an en-suite shower room, offering privacy and independence from the main house.

The extensive gardens and grounds are a true highlight, thoughtfully landscaped and extending all the way down to the river, creating a serene and private retreat for relaxation or entertaining. The property also benefits from ample off road parking and a large single garage/workshop, providing excellent storage and workspace options.





DIRECTIONS

From the centre of Bude follow the main road out of the town towards the A39. On reaching the A39 turn in the Bideford direction. Continue along this road for approximately two miles until reaching the small hamlet signposted Bush and the property will be located a short distance along on the left hand side just after the red telephone box.

PORCH

8' 11" x 8' 7" (2.72m x 2.62m) Entering via twin UPVC double glazed sliding doors to the entrance porch with a UPVC double glazed window to the side elevation, stone flooring and door leading to:-

ENTRANCE HALL

Staircase ascending to the first floor, radiator and door leading to:-

LIVING ROOM

19'00 max' 7'11 min" x 16'6 max' 12'5" (5.97m x 5.18m) A bright and spacious reception room with double glazed window to the front elevation overlooking the beautiful landscaped gardens and internal glazed window to the side. Coved ceiling, stone fireplace with matching stone hearth with inset wood burner, wooden mantle, radiator and door to useful understairs storage cupboard. Door to:-

DINING ROOM

12' 4" x 11' 00" (3.76m x 3.35m) Double glazed internal door and wooden framed window. Coved ceiling, radiator and fitted high level cupboard and shelving. Door to:-

GARDEN ROOM

17' 00" x 12' 2" (5.18m x 3.71m) UPVC double glazed windows to the front and side elevations and matching french doors leading out onto patio seating and gardens. Feature exposed stone wall and two radiators.

KITCHEN/BREAKFAST ROOM

23' 1" x 7' 10" (7.04m x 2.39m) A bright and spacious kitchen breakfast room with double glazed window to the side elevation and double glazed door with fixed side panel leading to the rear path, two skylights and radiator.

The kitchen is finished with a range of matching wall and base units with fitted worksurface, inset ceramic one and a half bowl sink and drainer with mixer, inset high level double oven, inset gas hob with extractor hood, space and plumbing for dishwasher, space and plumbing for washing machine and fitted corner bench providing seating around the breakfast table.

FIRST FLOOR

A split level landing with skylight to the front elevation and double glazed window to the rear elevation. Fitted natural wood storage cupboard and doors to linen cupboard. Doors serve the following rooms:-

BEDROOM ONE

10' 9" x 10' 3" (3.28m x 3.12m) A bright and spacious principle double bedroom with double glazed windows to the front and side elevations overlooking the beautiful gardens and countryside. Television point and radiator. Door to:-

WALK IN WARDROBE

10' 4" x 5' 5" (3.15m x 1.65m) Double glazed window to the side elevation, fitted hanging rails and shelving. Door to:-

ENSUITE

10' 3" x 3' 2" (3.12m x 0.97m) Obscure double glazed window to the rear elevation, shower enclosure with mains fed shower, vanity unit with storage below and wash hand basin with mixer tap, push button low flush WC and radiator.

BEDROOM TWO

20'6 max' 11'9 min" x 8'10 max' 4'8 min" (6.38m x 2.54m) A bright and spacious double

bedroom with radiator and twin double glazed windows to the front elevation overlooking the beautiful landscaped gardens and countryside.

BEDROOM THREE

12' 6" x 8' 7" (3.81m x 2.62m) Double glazed window to the front elevation overlooking the gardens, built-in wardrobe and radiator.

BATHROOM

7' 8" x 5' 10" (2.34m x 1.78m) Double glazed window to the rear elevation, loft hatch access, panel enclosed bath with electric shower and glass shower screen, vanity unit with storage below and inset wash hand basin with mixer tap, push button low flush WC and chrome wall mounted heat towel rail.

LITTLE ROSECARE STUDIO

OPEN PLAN KITCHEN LIVING DINING ROOM

17'3 max' 5'7 min" x 7'9 max' 4'5" (5.31m x 2.24m) Entering via a wooden door to the open plan kitchen living dining area double glazed window to the rear elevation. Fitted wall and base units with fitted worksurface and Metro style tiled splashback, inset stainless steel sink and drainer, space for freestanding cooker, space and plumbing for washing machine and space for under the counter fridge. Radiator. Door to:-

BEDROOM ONE

15' 5" x 8' 11" (4.7m x 2.72m) A bright and spacious double bedroom with double glazed window to the front elevation overlooking gardens. Radiator. Door to:-

ENSUITE

9' 10" x 3' 00" (3m x 0.91m) Obscure double glazed window to the rear elevation, half height tiling, shower enclosure with mains fed shower, vanity unit with storage below and inset basin, push button low flush WC, radiator and tiled flooring.

OUTSIDE

The property is approached via a tarmac drive with a wooden five bar gate which opens onto an extensive drive with further gravel parking in front of the garage. The front garden is laid to lawn with a variety of trees and established shrubs and vibrant planting. A charming patio seating area with pergola and tranquil water feature, the perfect spot for relaxing or entertaining. From here, a gate leads to a practical area housing a wood store and storage shed. Beyond this, a generous lower lawn gently sweeps down to the rivers edge, where a picturesque willow walk guides you to a thoughtfully placed seating area, further seating area framed by a low brick wall surrounded by mature planting. Located at the bottom of the garden and meandering path is a particularly idyllic spot where the river surrounds two sides offering a peaceful retreat.

COUNCIL TAX

Band E

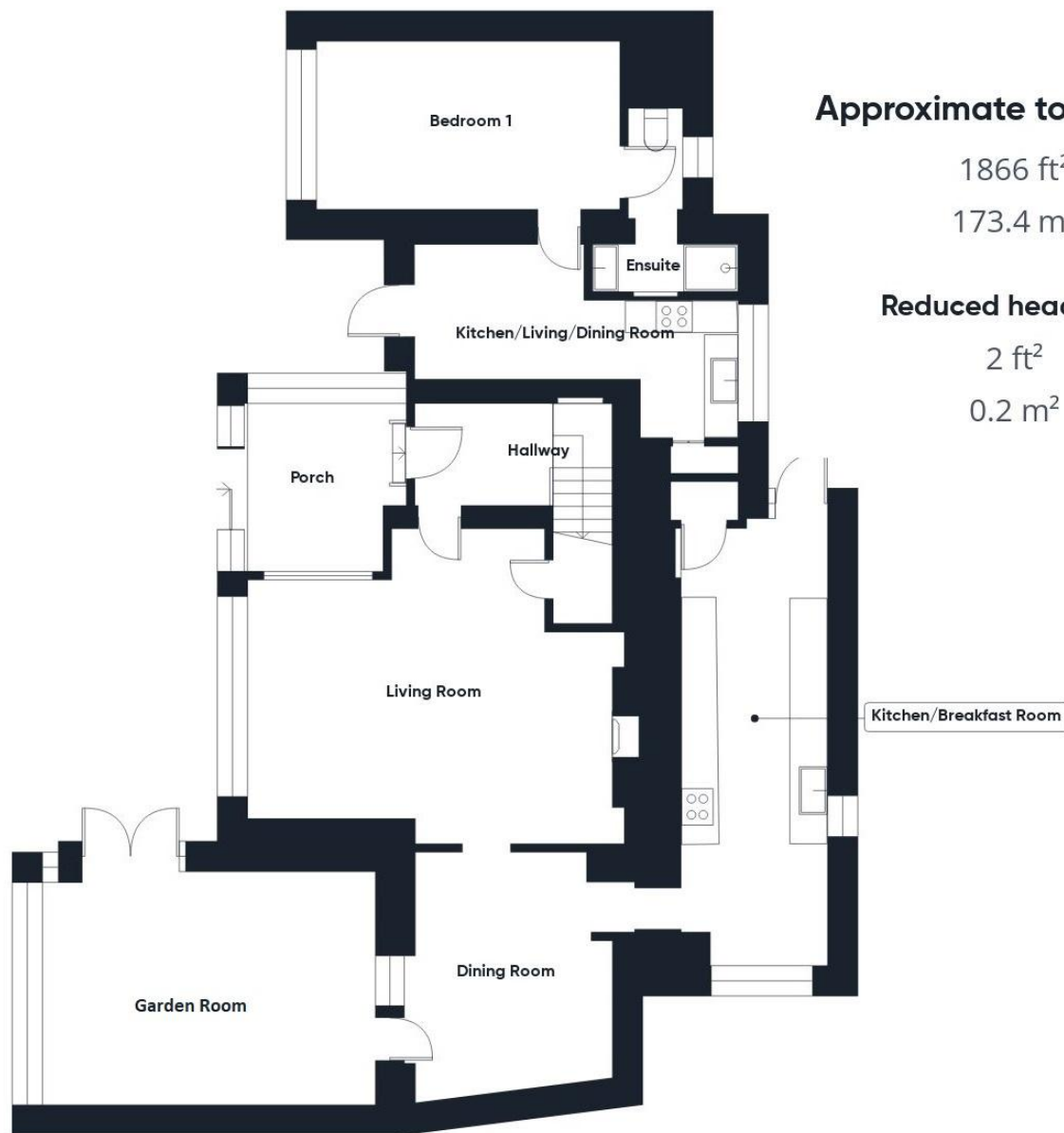
SERVICES

Mains electricity and water. Private drainage. LPG gas fired central heating.

TENURE

Freehold





Floor 0

Approximate total area⁽¹⁾

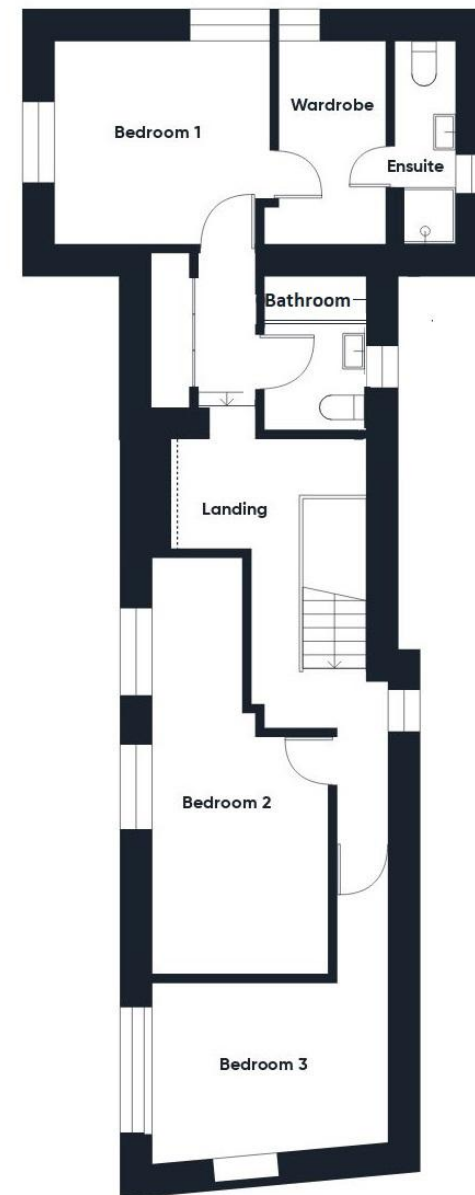
1866 ft²

173.4 m²

Reduced headroom

2 ft²

0.2 m²



Floor 1





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 by the seller. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitor. Items 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

Energy Efficiency Rating			Energy Efficiency Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very energy efficient - lower running costs		
(92+) A			(92+) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC
www.epc4u.com			www.epc4u.com		



01288 355828
E: bude@colwills.co.uk
www.colwills.co.uk

32 Queen Street
Bude, Cornwall
EX23 8BB

