



Gooseham Mill,

Gooseham, Bude, Cornwall, EX23 9PQ

Price £225,000

- Commercial building on the Devon/ Cornwall border
- Amazing potential, subject to planning
- Stone façade, sedum roof and concealed guttering
- One mile from the Atlantic Heritage Coast and surrounded by protected woodland
- Off road parking and generous garden to the rear



The property professionals



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Gooseham Mill is found tucked away on the Devon/ Cornwall border in a protected and unspoilt woodland location, a one mile walk from the secluded beaches and rugged Atlantic Heritage Coast at Marsland Mouth and Welcombe.

The building is currently used for the management of the of the nature reserve and an adjoining active bat roost, prospective buyers must make their own enquires as to the suitability of any conversation to residential.

Directions

Proceed north of Bude on the A39, passing through the village of Kilkhampton. Remain on the A39 for a further 3 miles after Kilkhampton and take the turning left signposted Morwenstow. As you enter 'Shop' take the first right turning towards Gooseham and remain on this road for ¾ mile. As the road descends through Gooseham it takes a sharp left, but turn right here as if going straight on passing the riding stables and descend into the valley. The property is right at the bottom of the valley on the right hand side.

KITCHEN

14' 4" x 11' 6" (4.37m x 3.51m) Fitted with 3 base units, work surface over and inset stainless steel sink with side drainer and tiled splash back. Large wooden double glazed windows and doors to the front and rear elevations with access to the front terrace and rear gardens. feature wood burning stove.

ROOM 1

14' 4" x 12' 6" (4.37m x 3.81m) A large wooden framed window to the front elevation.

ROOM 2

14' 4" x 5' 11" (4.37m x 1.8m) With double wooden doors opening to the front and door to the WC.

WC

10' 3" x 2' 5" (3.12m x 0.74m) Pedestal wash hand basin with splash back, WC, tiled flooring and window to the rear elevation.

BAT ROOST

Prospective buyers should note that the property contains an active bat roost which is protected under UK law. Whilst the roost is not in the main property, but an adjoining outbuilding, it is an offence to disturb bat roosts, and so it is the responsibility of the buyer to satisfy themselves that any onward plans for the property will be compatible with this legislation

WORKSHOP

14' 7" x 8' 10" (4.44m x 2.69m) A useful workshop space with wooden door to the front elevation and windows to the rear.

OUTSIDE AND GARDENS

The rear garden is accessed from the kitchen with shallow steps leading up. The garden has recently been cleared and would make the most amazing space for a formal garden, entertaining space or wild garden.

SERVICES

Shared septic tank, shared borehole, mains electricity.

TENURE

Freehold.

Please note that a new title will be drawn up at the time of the conveyance.



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 no 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

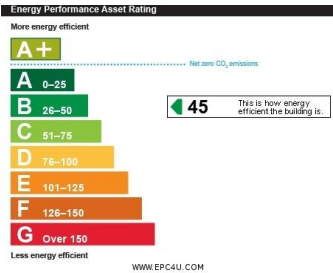
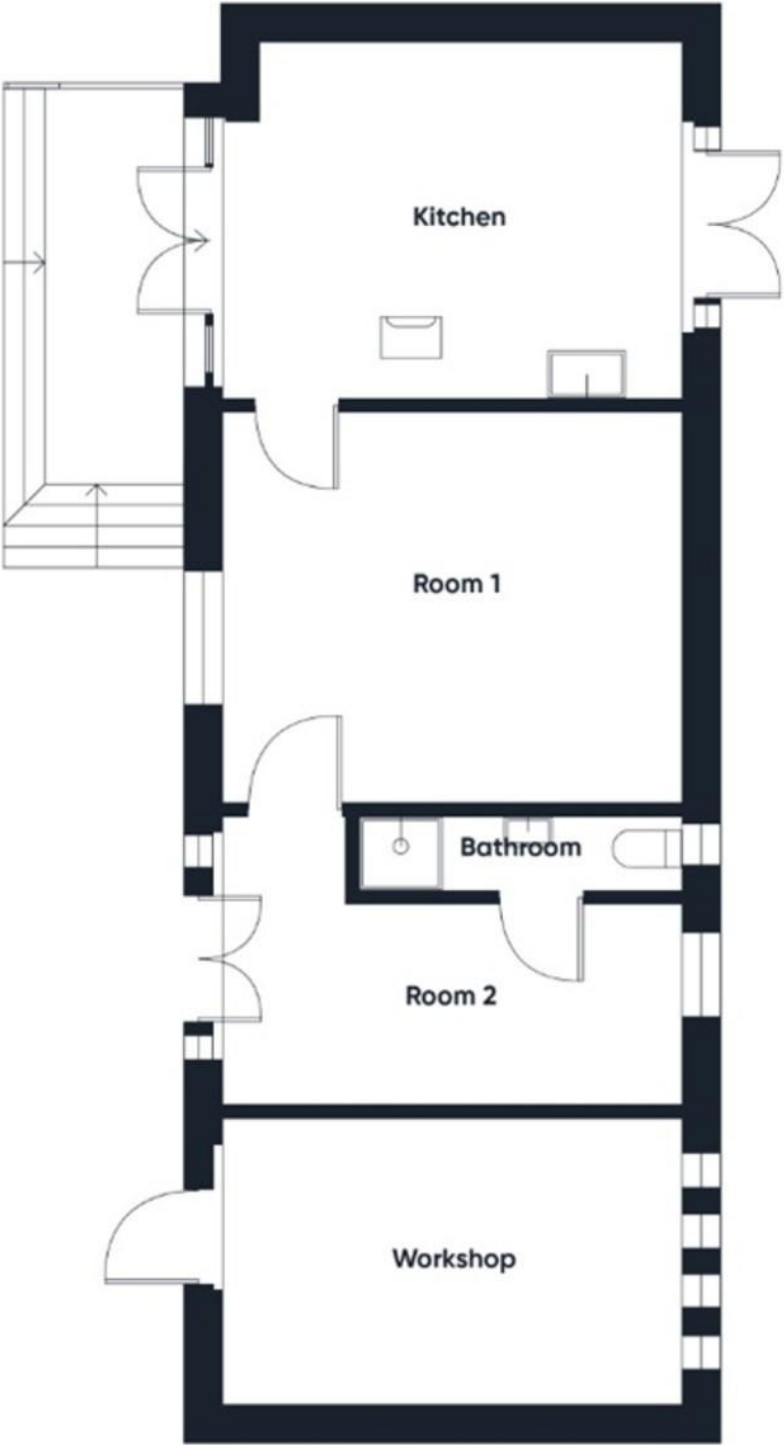


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