



The Old Smithy

Wainhouse Corner, Bude, Cornwall, EX23 0LL

KIVELLS

The Old Smithy

Wainhouse Corner, Bude, Cornwall, EX23 0LL

£150,000 Guide Price

Well presented, one bedroom end of terrace house

Allocated parking space and private courtyard

Within walking distance of local amenities including a village shop and pub

Conveniently located for Bude and the North Cornwall coast

Ideal first time purchase or investment opportunity

EPC Rating: F

The Old Smithy, Wainhouse Corner, Bude, Cornwall, EX23 0LL



Location

Situated in the village of Wainhouse Corner, with a petrol station, general store, post office and popular pub. The attractive coastal village of Crackington Haven lies approximately three miles away, offering a sheltered beach, dramatic cliff scenery, pub/restaurant and beachside café.

Primary schools are available in nearby Otterham, Jacobstow and Warbstow, with secondary schooling in Camelford, Bude and Launceston. The surrounding National Trust-owned heritage coastline provides miles of unspoilt clifftop walks.

The popular coastal resort of Bude, around eight miles away, offers extensive leisure, sporting and commercial facilities, including golf, tennis, surfing and sandy beaches. Launceston provides easy access to the A30 dual carriageway, linking to Exeter and the M5.

Accommodation

GROUND FLOOR

Accessed via a part-glazed uPVC obscure door leading into: -

PORCH / ENTRY

Covered porch with further potential to be utilised as a utility space. A part-glazed uPVC obscure door leading into: -

KITCHEN/DINING ROOM

A triple-aspect room with windows to the front and side elevations. Fitted with a range of base and eye-level units with a work surface over and a stainless-steel inset sink with mixer tap and drainer. There is space for an oven with hob above, washing machine/tumble dryer and fridge/freezer. Finished with laminate flooring, an exposed wooden beams and radiator.

BATHROOM

Featuring a skylight and an obscure window to the side elevation. Comprising a three-piece suite including a bath with shower over and tiled surround, WC and handwash basin with storage unit beneath. Laminate flooring and radiator.

Stairs rise to the first floor.

FIRST FLOOR

LIVING ROOM

Window to the side elevation with space for a range of furniture. Built-in storage cupboard, exposed wooden beams, fitted carpet and radiator. Door leading to: -

BEDROOM

Window to the front elevation enjoying a distant sea view towards Lundy Island. Offering space for a king-size bed and additional furniture. Benefits include built-in storage cupboards, exposed wooden beams, fitted carpet and radiator.

OUTSIDE

The property benefits from one allocated parking space, with additional street parking available nearby. To the side there is a courtyard providing space for a table and chairs, along with useful additional storage.

Description

A well-presented one-bedroom end-of-terrace property, ideally located at Wainhouse Corner, within easy reach of Bude and the stunning North Cornwall coastline. The village benefits from a range of local amenities, including a village shop, public house and petrol station, all within walking distance.

The accommodation is well presented throughout and is complemented by an allocated parking space and a courtyard garden. An ideal first-time purchase or an excellent investment opportunity in a popular and accessible location.

Services

Mains water, drainage, electricity and LPG bottled gas.

Tenure

Freehold

 EE Rating - F

 Council Tax Band - A

 Directions

What3Words - ///defends.lakeside.exacts

 Virtual Tour

Available upon request

Viewings strictly by appointment only

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Kivells Estate Agents, 8 Belle Vue, Bude, Cornwall, EX23 8JL

📞 01288 359999

✉ bude@kivells.com

🌐 kivells.com

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