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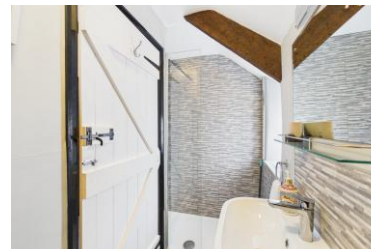
Wagon House, Rosecare Farm Cottages

Rosecare, Bude, Cornwall, EX23 0BE

- Charming cottage within easy access of the coast
- 2 miles from Crackington Haven beach
- Lounge dining room with a wood burner, kitchen
- Two bedrooms and a shower room
- Small seating area and allocated off road parking

£189,950





Wagon House, Rosecare Farm Cottages, Rosecare, Bude, Cornwall, EX23 0BE

Wagon House is a charming stone and slate cottage situated within the peaceful rural hamlet of Rosecare, just two miles from the renowned surfing beach at Crackington Haven and the spectacular National Trust coastline. Forming part of an attractive courtyard development of similar character properties, adjacent to the village green, the cottage would make an ideal permanent residence, holiday retreat, or investment opportunity with excellent holiday letting potential.

The accommodation comprises a dual aspect lounge dining room featuring a wood-burning stove, kitchen, two first floor bedrooms, and a shower room. Outside, there is a pleasant seating area opening onto the communal courtyard, together with parking for two vehicles.

DIRECTIONS

From Bude proceed south on the A39 towards Camelford, taking the right-hand turning signposted Rosecare, just after the Crackington Haven turning at Wainhouse Corner. Follow this road for approximately 1 mile and the property will be located on the left-hand side next to the green.

LOUNGE DINING ROOM 16' 00" x 12' 4" (4.88m x 3.76m) Entering via a double glazed composite door to the lounge dining room with UPVC double glazed window to the front elevation overlooking the communal courtyard and matching window to the side. Slate hearth and back plate with wood burner, two wall mounted infrared electric heaters, staircase ascending to the first floor with useful understairs storage cupboard housing the new water heater and further cupboard housing the consumer unit. Steps up to:-

KITCHEN 8' 1" x 6' 1" (2.46m x 1.85m) UPVC double glazed window to the side elevation and wall mounted Infrared electric heater.

The kitchen is finished with a range of matching painted wall and base units with fitted worksurface, inset stainless steel sink and drainer and attractive Metro style tiling. There is space for a freestanding electric cooker, space and plumbing for slimline dishwasher, under counter fridge and space and plumbing for small washing machine.

FIRST FLOOR Loft hatch access and doors serve the following rooms:-

BEDROOM ONE 12' 4" x 8' 1" (3.76m x 2.46m) A spacious principal double bedroom with a UPVC double glazed window to the front elevation overlooking the communal courtyard and rooftop views across to countryside and coastline. Built in wardrobe/storage cupboard and wall mounted infrared electric heater.

BEDROOM TWO 8' 5" x 6' 8" (2.57m x 2.03m) A single bedroom with a UPVC double glazed window to the rear elevation. Wall mounted infrared electric heater.

SHOWER ROOM 7' 11" x 5' 2" max' 3' 4" min" (2.41m x 1.6m) UPVC opaque double glazed window to the rear elevation, double shower enclosure with mains fed soak head shower with separate hand attachment, pedestal wash hand basin, push button low flush WC, attractive wall tiling and chrome wall mounted electric heated towel rail.

OUTSIDE Wagon House offers a small seating area to the front of the property, and opens onto a shared courtyard. There is allocated parking for two vehicles and storage area in the carport with large storage container.

COUNCIL TAX Band B

SERVICES Mains water and electricity. Private drainage via a shared septic tank (for which Wagon House pays a fifth share for emptying).

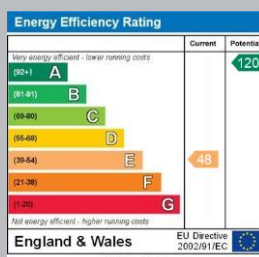
TENURE Freehold



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

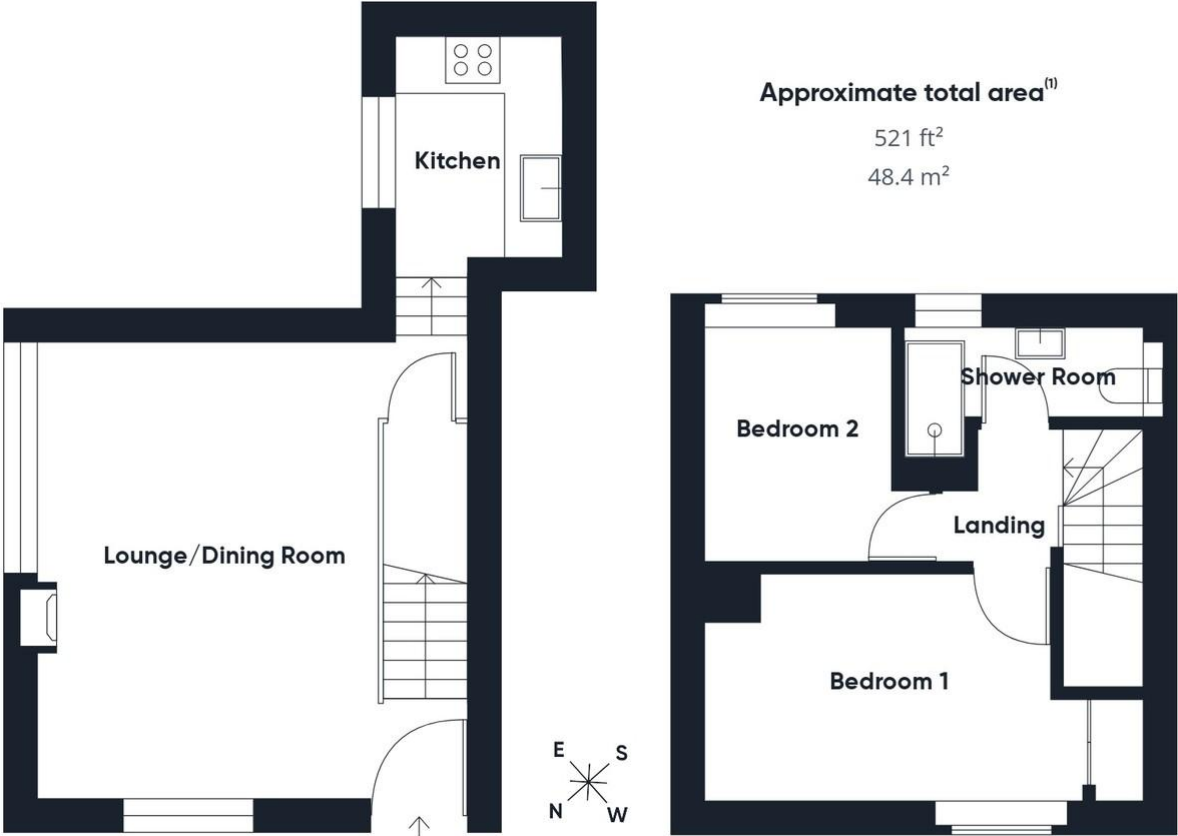


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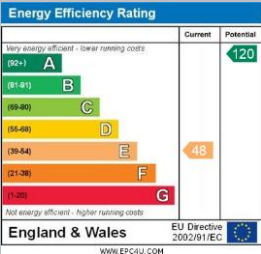
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