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The property professionals

4 THE OLD STEAM LAUNDRY

Higher Wharf, Bude, Cornwall, EX23 8LW

Price £695,000

- Stunning characterful waterfront property with canal views
- Walking distance from Summerleaze Beach and the vibrant town centre
- Impressive first floor living room, kitchen/dining room, snug
- Four bedrooms, ensuite to principal, family bathroom, separate shower room
- Decked terrace sitting area with private jetty offering stunning canal views

Set beside the tranquil waters of the Bude Canal, 4 The Old Steam Laundry is a Grade II listed beautifully converted historic property that blends character, charm, and waterside living in the heart of Bude. Forming part of what was once the 'Steam Laundry' The building retains many of its original character features and the front aspect boast spectacular views over the canal where ducks and swans are likely to be your most frequent of visitors.

This well-presented property offers accommodation over three floors and briefly comprises entrance porch and hall, large semi open plan kitchen/dining room with integrated appliances, snug and a ground floor shower room. On the first floor there is a large and impressive living room with four large windows which perfectly frame the stunning canal views. There are two bedrooms located off this room, one being the principal bedroom with well-appointed shower room. On the second floor are two further bedrooms and a bathroom.

Outside, the property enjoys direct access to the canal via its own private jetty. A decked terrace provides a wonderful spot to enjoy morning coffee, evening drinks, or simply sit back and watch wildlife drift by on the water with the occasional canoe gliding peacefully along the canal. There is a small courtyard/patio at the rear of the first floor accessed via bedroom 2 and allocated parking for two vehicles.

DIRECTIONS
From the centre of Town proceed out along The Strand with the river on your right hand side. At the mini roundabout turn right towards Widemouth Bay. Proceed over the canal bridge following the road around to the left, with The Falcon Hotel being on your right hand side, turn left just before the sign for Efford Farm Business Park. Continue on this road, passing the Bude town band building and the car park will be located directly in front of you with the allocated parking for number 4 located on the right hand side.

ENTRANCE PORCH
15' 11" x 3' 11" (4.85m x 1.19m) Entering via a wooden framed glazed door with arched wooden framed glazed windows to the front elevation overlooking Bude canal. Useful storage cupboard and tiled flooring. Wooden framed glazed door opening into:-

ENTRANCE HALL
9' 4" x 7' 00" (2.84m x 2.13m) staircase ascending to the first floor, useful storage recess, slate flagstone tiled flooring and radiator. Doors serve the following room:-

SNUG
11' 5" x 9' 3" (3.48m x 2.82m) A useful multipurpose reception room currently used as a snug/television room. Radiator.

DINING ROOM
22'4 max' 15'6 min" x 12'00 max' 7'1 min" (7.09m x 3.84m) A bright and spacious semi open plan reception room with twin arched wooden framed glazed windows to the front elevation enjoying views over Bude canal and two internal wooden framed glazed windows. Inset lighting, two useful storage cupboards and three radiators.

KITCHEN
20'4 max' 14'4 min" x 9'10 max' 4'11 min" (6.45m x 2.84m) Being semi open plan to the dining room which is perfect for entertaining, inset lighting, slate flagstone flooring, storage cupboard and radiator.

The kitchen is finished with a range of matching cream fronted wall and base units with solid wooden worksurface, matching central island, inset ceramic sink and drainer with mixer tap. Bricked arch with inset range style cooker, either side are integrated fridge and freezer, microwave, integrated dishwasher, wine cooler and washing machine,

SHOWER ROOM
5' 9" x 4' 5" (1.75m x 1.35m) Inset lighting, quadrant shower enclosure with mains fed shower, vanity unit with inset basin, toilet bowl with concealed cistern and a chrome wall mounted heated towel rail.

FIRST FLOOR LIVING ROOM
31' 11" x 14' 9" (9.73m x 4.5m) A stunning bright and spacious first floor reception room with four wooden framed glazed windows to the front elevation with window seats offering stunning views over Bude canal. Part vaulted ceiling, stairs ascending to the second floor, inset lighting with further wall lights, feature brick fireplace, three radiators and engineered oak wood flooring. Doors serve the following rooms:-

BEDROOM ONE
14' 6" x 10' 4" (4.42m x 3.15m) A spacious principal double bedroom with wooden framed double glazed window to the rear elevation. Inset lighting, part feature brick wall, storage cupboard and radiator. Door to:-

ENSUITE
10' 00" x 7' 6" (3.05m x 2.29m) Low level wooden framed glazed window to the rear elevation, inset lighting, large shower with ceiling mounted soak head shower, separate hand attachment, useful recess with colour changing LED lighting, vanity unit with freestanding wash hand basin, toilet bowl with concealed cistern, chrome wall mounted heated towel rail, wall tilling and tiled flooring.

BEDROOM TWO
12'5 max' 9'7 min" x 9' 3" (3.89m x 2.82m) A spacious double bedroom with wooden

framed glazed door to the rear elevation leading out to the enclosed courtyard. Inset lighting, storage cupboard and radiator.

SECOND FLOOR LANDING
Two glazed roof lights to the front elevation, part vaulted ceiling, useful glazed shelving and doors serve the following rooms:-

BEDROOM THREE
18'00 max' 8'1 min" x 13'11 max' 8'00 min" (5.69m x 4.17m) A bright and spacious double bedroom with twin wooden framed glazed windows to the side elevation overlooking Bude canal and wooden glazed roof lights to the front elevation. Part vaulted ceiling and radiator.

BEDROOM FOUR
12' 6" x 7' 9" (3.81m x 2.36m) A bright and spacious double bedroom with glazed roof light to the rear elevation. Storage cupboard and radiator.

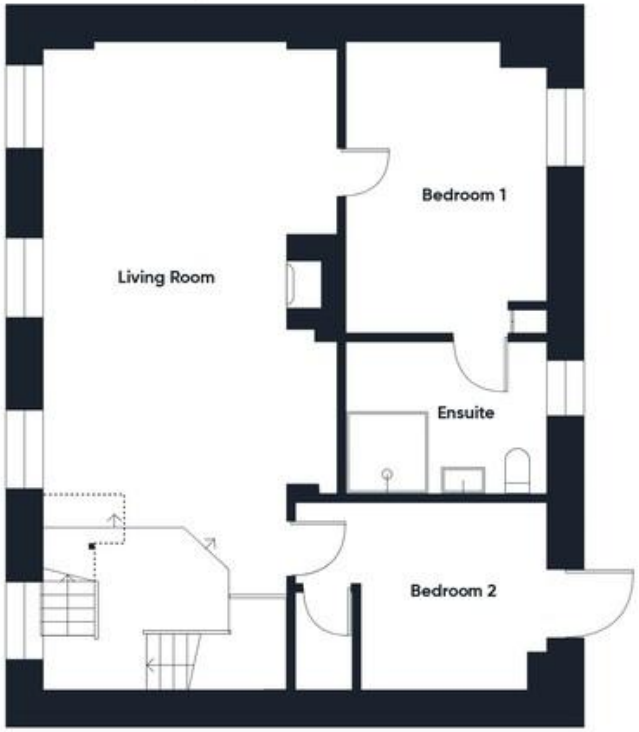
BATHROOM
10' 1" x 6' 11" (3.07m x 2.11m) Glazed roof light to the rear elevation, inset lighting, double ended bath with central mixer tap, double shower enclosure with mains fed soak head shower with separate hand attachment, freestanding wash hand basin, toilet bowl with concealed cistern, storage cupboard and chrome wall mounted heated towel rail.

OUTSIDE
The property enjoys direct access to the canal via its own private jetty. A decked terrace provides a wonderful spot to enjoy morning coffee, evening drinks, or simply sit back and watch wildlife drift by on the water. There is also allocated off road parking for two vehicles. To the rear small, enclosed courtyard accessed from bedroom two.

COUNCIL TAX
TBC

SERVICES
All mains services are connected

TENURE
Freehold



Approximate total area[1]

1942 ft²

180.4 m²

Reduced headroom

63 ft²

5.9 m²

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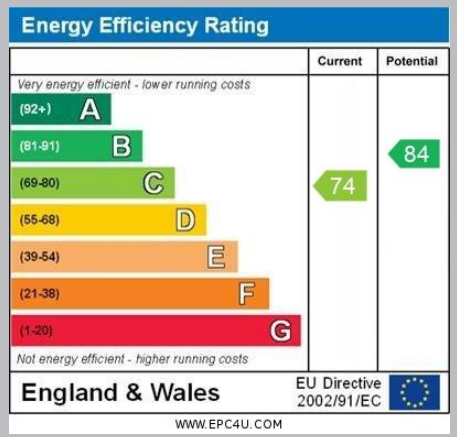
FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide



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