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# TREMAER, MAER LANE

Bude, Cornwall, EX23 9EE

Price £525,000

- Grade II listed, attached former Hall House
- Convenient edge of town, yet rural coastal location, walking distance of town and local beaches
- Sitting room with wood burner, kitchen/breakfast room with Aga
- Four double bedrooms, two ensuite and a separate bathroom
- Generous walled gardens and off road parking, planning potential.

Tremaer is a Grade II listed attached former Hall House, believed to date back to the 14th Century, and is situated within half a mile from the famed surfing beaches of Bude and a mile from the Town centre, this location is hard to beat.

This charming property is full of character and original features to include an arched door with coloured glass in panes, ceiling beams, fireplace with clome oven. Internally the property offers an entrance porch and hall, sitting room with wood burner, kitchen/breakfast room equipped with a two oven Aga, one ground floor bedroom with ensuite. On the first floor there are a further three double bedrooms with ensuite to the principal bedroom and a separate bathroom.

Outside there is off road parking, generous walled gardens to the side and a converted stables currently used as a games room. There is also planning potential within the garden should someone wish to explore this further.





### DIRECTIONS

From the centre of Town proceed up Belle Vue and then descend down the hill past Sainsburys and follow this road down and around, take the left into Maer Down Road and first right into Maer Lane, passing Bude Holiday resort and the property will be located a short distance along on the left hand side.

### ENTRANCE PORCH

**7' 10" x 4' 10" (2.39m x 1.47m)** Entering a wooden framed door to the entrance porch with wooden framed windows to either side, tiled flooring and door leading to :-

### ENTRANCE HALL

Radiator and doors serve the following rooms :-

### SITTING ROOM

**20' 00" x 18'9 max ' 15'10 min" (6.1m x 5.87m)** A bright and spacious dual aspect room with twin wooden framed windows to the front elevation and wooden framed door to the side overlooking and leading out to the gardens. Beams to ceiling, stone fireplace surround with wooden mantle, slate hearth and wood burner and radiator.

### KITCHEN/BREAKFAST ROOM

**18' 4" x 51'11 max' 12'1 min" (5.59m x 15.85m)** A spacious kitchen dining room with double glazed window to the front elevation overlooking the courtyard garden. Beams to ceiling, fireplace with bread oven and clay oven. Oil fired two oven Aga.

The kitchen is finished with a range of matching wall and base units with fitted work surface, inset stainless steel sink and drainer with mixer tap, space for freestanding electric cooker, space and plumbing for dishwasher and washing machine, door to

cupboard housing the consumer unit and tiled flooring.

### GROUND FLOOR BEDROOM FOUR

**15'9 max' 10'8 min" x 10' 4" (4.83m x 3.15m)** A bright and spacious dual aspect double bedroom with double glazed window to front elevation and wooden frame door to the side leading out the front courtyard garden. Beams to ceiling, feature fireplace and radiator. Door to:-

### ENSUITE

**8' 6" x 4' 2" (2.59m x 1.27m)** Wooden framed window to the rear elevation, quadrant shower with mains fed shower, pedestal wash hand basin, WC, tiled flooring and electric blow air heater.

### FIRST FLOOR

Double glazed window to the side elevation overlooking the gardens, door to linen cupboard and door serve the following rooms:-

### SEPERATE WC

**9' 7" x 2' 2" (2.92m x 0.66m)** Double glazed window to the side elevation corner wall mounted wash hand basin and push button low flush WC.

### BEDROOM ONE

**17' 9" x 11'7 max' 8'10 min" (5.41m x 3.56m)** A spacious principal bedroom with wooden beam to ceiling, wooden framed window to the front elevation and radiator. Door to:-

### ENSUITE

**8' 6" x 6' 8" (2.59m x 2.03m)** Wooden framed window to the front elevation,

shower enclosure with electric shower, pedestal wash hand basin, WC and airing cupboard housing the hot water to cylinder with immersion heater.

### **BEDROOM TWO**

**13' 6" x 11' 5" (4.11m x 3.48m)** A bright and spacious double bedroom with twin wooden framed windows the front elevation, vanity unit with inset basin and radiator.

### **BEDROOM THREE**

**11' 00" x 9' 5" (3.35m x 2.87m)** A bright and spacious double bedroom with double glazed window to the front elevation and radiator.

### **BATHROOM**

**7' 9" x 6' 10" (2.36m x 2.08m)** Wooden framed window to the rear elevation, panelled enclosed bath electric shower, pedestal wash and basin, WC and radiator.

### **GAMES ROOM**

**23' 5" x 11' 2" (7.14m x 3.4m)** Light and power connected

### **OLD STABLES**

Two useful outside store rooms

### **OUTSIDE**

To the front of the property there is an enclosed slate courtyard with stone wall. Twin wooden gates to the side leads to an extensive gravel area providing off road parking. The generous garden is laid to lawn with feature palm tree, and attractive shrubs. There is potential subject to the necessary planning approvals to build a separate dwelling within the garden.

### **COUNCIL TAX**

Band E

### **SERVICES**

Mains electricity and water. Oil fired central heating. Drainage currently via a shared private treatment plant, but we're advised that this part of the hamlet is due to be on mains drainage soon.

### **TENURE**

Freehold



**Ground Floor**

Approx. 84.0 sq. metres (904.6 sq. feet)



**First Floor**

Approx. 80.3 sq. metres (864.7 sq. feet)



Total area: approx. 164.4 sq. metres (1769.3 sq. feet)





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



01288 355828  
 E: [bude@colwills.co.uk](mailto:bude@colwills.co.uk)  
[www.colwills.co.uk](http://www.colwills.co.uk)

32 Queen Street  
 Bude, Cornwall  
 EX23 8BB

