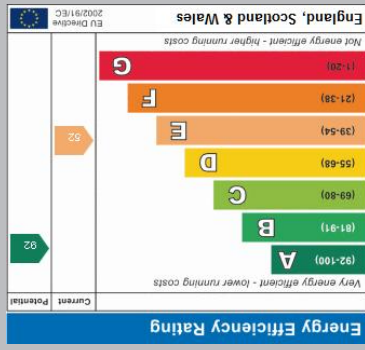
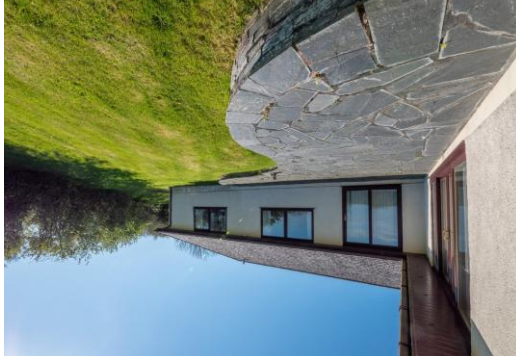


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DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order 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 shown in photographs and 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.



The Property Professionals...



Alders Park , Rosecare

St. Gennys, Bude, Cornwall , EX23 0BE

Price £599,950

- Substantial detached bungalow in private plot
- Sought after location close to the coast
- Coast and Country views. 0.6 Acre plot
- 3 Bedrooms, 2 Bath/ shower rooms
- Double garage, potential for contemporary remodel



The property professionals

Alders Park , Rosecare

St. Gennys, Bude, Cornwall , EX23 0BE

Price £599,950

Alders Park offers an extremely rare opportunity to acquire a substantial detached bungalow situated on a generous and private plot of circa 0.6 acres, which enjoys both coast and country views whilst also being within easy reach of the National Trust coast paths and nearby beach of Crackington Haven. We feel the property would suit those wanting either a main or second residence and it offers tremendous scope for either basic updating or a more contemporary makeover with room for further extensions if required.

The accommodation comprises; entrance, large hall, kitchen/diner, utility, WC, large triple aspect sitting room with stunning views, three double bedrooms with en-suite to master and a further family bathroom. There is also an attached double garage off of the utility that could be easily converted if required (subject to planning permission).

The gardens area laid to lawn and the extent of the plot is believed to be close to 0.6 acre. Available with no onward chain.

ENTRANCE HALL

Entering via a composite door with UPVC obscure double glazed side window to the spacious entrance hall with double doors to the airing cupboard housing the factory lagged hot water cylinder and immersion heater. Night storage heater and a UPVC double glazed window to the front elevation overlooking the garden. Doors serve the following rooms:-

CLOAKROOM

4' 10" x 4' 7" (1.47m x 1.4m) UPVC obscure double glazed window to the front elevation, vanity unit with an inset wash hand basin, WC and electric heated towel rail.

LOUNGE/DINING ROOM

24' 6" x 17' 5" (7.47m x 5.31m) A bright and spacious triple aspect room with UPVC double glazed sliding doors leading out to the patio and gardens and UPVC double glazed windows to the rear and side elevations offering sea and countryside views. Stone fireplace surround with a slate hearth, two night storage heaters, television and telephone point.

KITCHEN/BREAKFAST ROOM

17' 8" x 9' 10" (5.38m x 3m) UPVC double glazed window to the side elevation overlooking the garden and countryside. The kitchen is finished with a range of matching wall and base units with a fitted worksurface over, inset stainless steel double sink and drainer with mixer tap over, inset electric hob with extractor hood over, integrated

electric double oven, space and plumbing for dishwasher, night storage heater and electric heated towel rail. Door to:-

UTILITY ROOM

9' 10" x 8' 00" (3m x 2.44m) UPVC double glazed window to the side elevation overlooking the garden. Fitted with a range of matching wall and base units with fitted worksurface over, space and plumbing for washing machine and space for tumble dryer, cupboard housing the consumer unit and door into the garage.

BEDROOM ONE

16' 6" x 10' 7" (5.03m x 3.23m) A spacious double bedroom with a UPVC double glazed window to the rear elevation overlooking the gardens and countryside. Fitted with a range of fitted bedroom furniture which comprises of wardrobes, chest of drawers, dressing table and bedside cabinets. Night storage heater and telephone point. Door to:-

ENSUITE

7' 5" x 6' 3" (2.26m x 1.91m) Panel enclosed spa bath with mixer shower attachment over, vanity unit with inset wash hand basin, WC, wall mounted blow air heater, electric heated towel rail, extractor fan and a UPVC obscure double glazed window to the front elevation.

BEDROOM TWO

12' 11" x 11' 9" (3.94m x 3.58m) Bright and spacious double bedroom with a UPVC double glazed window to the rear elevation offering coast and countryside views. Fitted with a range of fitted bedroom furniture which comprises of wardrobes, chest of drawers, dressing table and bedside cabinets. Night storage heater.



BEDROOM THREE

13' 00" x 10' 9" (3.96m x 3.28m) A bright and spacious double bedroom with UPVC double glazed sliding doors to the rear elevation offering coastal and countryside views, leading out to the patio. Night storage heater.

BATHROOM

6' 9" x 6' 3" (2.06m x 1.91m) Panel enclosed bath with mixer shower attachment over, pedestal wash hand basin, WC, wall mounted blow air heater, electric heated towel rail, extractor fan and a UPVC obscure double glazed window to the front elevation.

DOUBLE GARAGE

18' 3" x 17' 6" (5.56m x 5.33m) A double garage with twin up and over doors, one being electrically operated, pedestrian door to the rear elevation, light and power connected.

OUTSIDE

The property is approached via a wooden five bar gate which opens onto an extensive gravel driveway providing parking for numerous vehicles. The plot is believed to be close to 0.6 acre and is laid mainly to lawn with established hedge boundaries to three sides.

COUNCIL TAX

Band E

SERVICES

Mains electricity, mains water and private drainage.

TENURE

Freehold



FREE
SALES
&
LETTINGS
MARKET APPRAISAL

Award winning



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 into the hamlet of Rosecare, passing the green on the left and the property will be located a short distance along on the right hand side set back down a gravel drive with a wooden five bar entrance gate.

