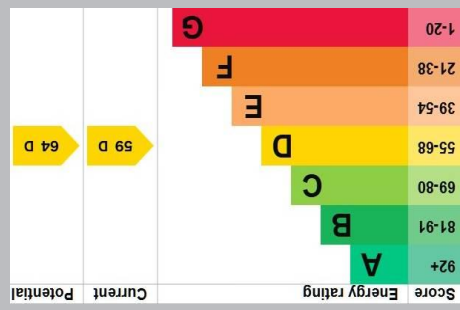
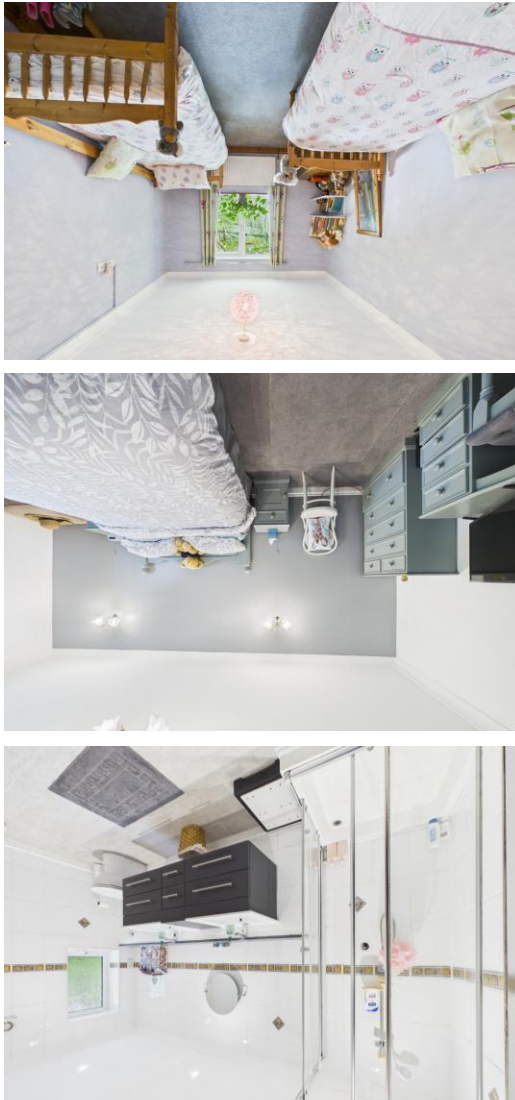


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DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order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



## Penniwood, Colebrook Farm

Bush, Bude, Cornwall, EX23 9JZ

Price £615,000

- Modern and spacious split-level detached home
- Located in the hamlet of Bush, close to Bude town, beaches and local schools
- Triple aspect living room with balcony, conservatory, kitchen/dining room
- Three bedrooms with ensuite to the principal bedroom and separate bathroom
- Single garage with two adjoining versatile rooms. Generous landscaped gardens



*The property professionals*

# Penniwood, Colebrook Farm

Bush, Bude, Cornwall, EX23 9JZ

Price £615,000

Penniwood is a modern split-level detached home located in the hamlet of Bush conveniently close to the popular coastal town of Bude and Stratton, as well as an array of stunning beaches and scenic coastal walks.

The property offers spacious, well-designed accommodation throughout. A welcoming reception hall leads into a bright and generously proportioned sitting room, with doors leading out onto a balcony perfect for relaxing or entertaining, large conservatory offering views over the landscaped gardens, spacious kitchen/dining room with doors out onto the balcony and a separate utility room.

There are three comfortable bedrooms, including a principal bedroom with its own en-suite, along with a large family bathroom. On the lower ground level, the home continues to impress with an integral garage and two highly versatile additional rooms. These flexible spaces are ideal for a variety of uses, whether as a home office, creative studio, hobby area, or even potential guest accommodation.

Outside there is extensive off-road parking and generous landscaped gardens. Available with no onward chain.

#### RECEPTION HALL

**15' 9" x 10' 5" (4.8m x 3.18m)** A generous reception hall with coved ceiling, loft hatch access, contemporary tower radiator and engineered Merbau wood flooring. Wooden doors serve the following rooms:-

#### WC

**5' 5" x 4' 8" (1.65m x 1.42m)** UPVC obscure double glazed window to the rear elevation, coved ceiling, inset lighting pedestal wash hand basin, low flush WC, linen cupboard and engineered Merbau wood flooring.

#### LIVING ROOM

**23' 1" x 15' 7" (7.04m x 4.75m)** A bright and spacious triple aspect room with UPVC double glazed windows to the front and side elevations and UPVC double glazed sliding doors to the side leading out onto the balcony seating area. Stone fireplace with granite hearth and an inset gas fire, two radiators and engineered Merbau wood flooring.

#### BALCONY

**15' 4" x 13' 4" (4.67m x 4.06m)** Metal railings and paved seating area offering views over the landscaped gardens and treetops.

#### CONSERVATORY

**22' 9" x 13' 00 max' 8' 6 min" (6.93m x 4.17m)** A generous conservatory with UPVC double glazed windows, double glazed roof and matching twin French doors overlooking and leading out to the beautiful landscaped gardens. Two radiators and engineered wood flooring.

#### KITCHEN/DINING ROOM

**18' 7" x 14' 2 max' 13' 1 min" (5.66m x 4.6m)** A bright and spacious triple aspect room with UPVC double glazed windows to the side and rear elevations overlooking the landscaped gardens and UPVC double glazed sliding door leading out the balcony seating area. Coved ceiling, inset lighting, attractive tiled flooring and two radiators, fitted fridge freezer.

The kitchen is finished with a range of matching wall and base units with granite work surface with matching upstand, inset composite sink and drainer with mixer tap, matching central island with solid wood work surface and seating for two. Inset induction hob, integrated electric double oven and integrated dishwasher.

#### UTILITY ROOM

**8' 8" x 6' 9" (2.64m x 2.06m)** UPVC double glazed window and door to the rear elevation overlooking and leading out to the landscaped gardens. Coved ceiling, inset lighting, radiator and attractive tiled flooring. Finished with a range of matching wall and base units with fitted work surface, inset stainless steel sink and drainer with mixer tap and space and plumbing for washing machine.

#### HALL

High level UPVC double glazed window to the side elevation, coved ceiling and radiator. Wooden doors serve the following rooms:-

#### BEDROOM ONE

**15' 7" x 11' 7" (4.75m x 3.53m)** A spacious principal double bedroom with a UPVC double glazed window to the front elevation overlooking the landscaped gardens. Built in double wardrobe and radiator.

#### ENSUITE

**11' 11" x 5' 8" (3.63m x 1.73m)** UPVC obscure double glazed window to the side elevation, coved ceiling, inset lighting, shower enclosure with mains fed shower, wall hung vanity unit with twin sinks, toilet bowl with concealed cistern, wall mounted heated towel, tiled walls and tiled flooring.

#### BEDROOM TWO

**15' 7" x 11' 7" (4.75m x 3.53m)** A spacious double bedroom with UPVC double glazed window to the side elevation and further high level matching window. Coved ceiling, fitted wardrobes and two radiators.

#### BEDROOM THREE

**12' 1" x 9' 1" (3.68m x 2.77m)** A double bedroom with a UPVC double glazed window to the side elevation. Radiator.

#### FAMILY BATHROOM

**11' 11" x 7' 4" (3.63m x 2.24m)** UPVC obscure double glazed window to the side elevation, coved ceiling, inset lighting, double ended bath with central tap with



telephone shower attachment, shower enclosure with mains fed shower, wall hung vanity unit, low flush WC, wall mounted heated towel rail, tiled walls and tiled flooring.

#### GARAGE

**15' 5" x 12' 7" (4.7m x 3.84m)** Electrically operated up and over door with light and power connected.

#### GAMES ROOM

**18' 4" x 14' 3 max' 12' 4 min" (5.59m x 4.57m)** UPVC double glazed window and door to the side elevation. Grant floor standing oil fired boiler, wood effect flooring and radiator. Door to:-

#### STORE/OFFICE SPACE

**18' 10" x 8' 4" (5.74m x 2.54m)** Radiator.

#### OUTSIDE AND GARDENS

To the front of the property there is extensive brick paved driveway with steps and path leading to the front door, area of lawn with established trees and shrubs. Gate and steps lead up to the rear garden with a large paved patio seating area which can be accessed from the conservatory, wooden pergola with Wisteria. The main lawn is gently sloping with feature pond, beautiful mature trees, shrubs. There is also a further patio seating area with summerhouse and greenhouse and various outdoor electrical sockets.

#### COUNCIL TAX

Band E

#### SERVICES

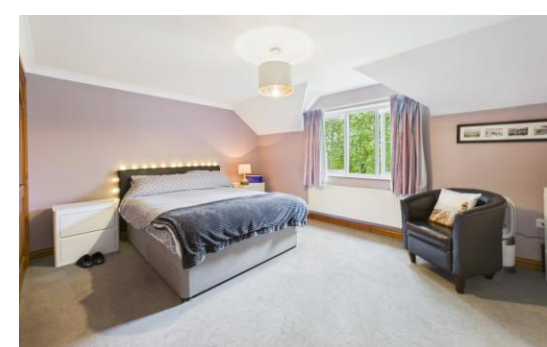
Mains electric, water, private drainage via septic tank. Oil fired central heating.

#### TENURE

Freehold

#### AGENTS NOTE

Planning consent granted for two extensions, further details can be found on the Cornwall Council planning portal under planning reference **PA25/07034** - Side extension to accommodate garage, office, and sunroom without compliance with condition 2 of Decision notice PA25/03958 dated 24.07.2025.



**FREE SALES & LETTINGS MARKET APPRAISAL**

*Award winning*



## Directions

From the centre of Bude follow the main road out of the town towards the A39. On reaching the A39 turn in the Bideford direction. Continue along this road for approximately one mile, take the second right sign posted Colebrook Farm and the property will be located up a lane a short distance along on the left hand side.

