



Bond
Oxborough
Phillips

Changing Lifestyles

1 White Lodge Estate
St. Gennys
Bude
Cornwall
EX23 0NW

Asking Price: £395,000 Freehold



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bude@bopproperty.com

1 White Lodge Estate, St. Gennys, Bude, Cornwall, EX23 0NW



- Spacious 3 Bedroom End-of-Terrace Home
- Generous Plot
- Ample Off-Road Parking
- Kitchen/Diner
- Useful Study / Home Office Space
- Ground Floor WC
- 3 First Floor Bedrooms
- Family Bathroom
- Popular Rural Parish of St. Gennys
- Close to the North Cornish Coastline
- Within Easy Reach of Bude and Nearby Beaches
- EPC Rating - TBC
- Council Tax Band - B



Situated within the rural parish of St. Gennys, the property enjoys a peaceful North Cornwall setting surrounded by attractive countryside and within easy reach of the dramatic coastline. The nearby beaches and coves of Crackington Haven, Widemouth Bay and Bude offer a wealth of opportunities for walking, surfing and outdoor pursuits, while the popular coastal town of Bude provides a comprehensive range of shopping, schooling, leisure and recreational facilities. The area is also well placed for access to the A39, linking towards North Devon and the wider Cornwall region.



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1 White Lodge Estate, St. Gennys, Bude, Cornwall, EX23 0NW

An opportunity to acquire this spacious 3 bedroom end-of-terrace residence, occupying a generous plot within the sought-after rural parish of St. Gennys, close to the North Cornish coastline and within easy reach of the coastal town of Bude.

The property offers well-planned and versatile accommodation throughout, comprising an entrance hall, comfortable lounge, kitchen/diner providing an ideal space for everyday family living and entertaining, useful study, and a ground-floor WC. To the first floor are 3 bedrooms together with a family bathroom.

Externally, the property benefits from a particularly generous plot, providing ample scope for outdoor enjoyment, gardening and further enhancement. A substantial area of off-road parking adds to the practicality of the home and will appeal to households with multiple vehicles.

St. Gennys is a highly regarded rural parish surrounded by picturesque countryside and lying close to the dramatic North Cornwall coast. The nearby beaches and coves of Crackington Haven, Widemouth Bay and Bude provide excellent opportunities for coastal walks, surfing and outdoor pursuits, while Bude offers a comprehensive range of shopping, schooling, leisure and recreational facilities.

Internal viewing is highly recommended to appreciate the generous plot, adaptable accommodation and convenient coastal-rural setting on offer.

Entrance Hall - 4' x 7'6" (1.22m x 2.29m)

Lounge - 11'9" x 16'6" (3.58m x 5.03m)

Kitchen/Diner - 9'3" x 20'6" (2.82m x 6.25m)

Study - 9'7" x 6'7" (2.92m x 2m)

WC - 5'8" x 2'8" (1.73m x 0.81m)

Rear Porch - 3'8" x 2'10" (1.12m x 0.86m)

First Floor Landing - 9'1" x 7'7" (2.77m x 2.3m)

Bedroom 1 - 9'4" x 13'10" (2.84m x 4.22m)

Bedroom 2 - 11'9" x 8'7" (3.58m x 2.62m)

Bedroom 3 - 8'10" x 7'7" (2.7m x 2.3m)

Bathroom - 6'3" x 6'3" (1.9m x 1.9m)

Outside - The property is approached over a driveway/parking area, providing off-road parking and access through to the generous gardens. The gardens form a particularly attractive feature of the property, extending around the house and being principally laid to lawn, bordered by a mixture of mature hedging, established trees, shrubs and planted areas, creating a pleasant degree of privacy and greenery.

A pathway leads to the property, with further lawned garden areas to the side and rear, offering ample space for families, outdoor seating and general enjoyment. The gardens are well established and enjoy a leafy setting, with a combination of open

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lawn, mature trees and enclosed boundaries, making them a superb feature of the home.

Services - Mains water and electricity. Oil-fired central heating. Private drainage shared between the terrace, with each property contributing a 1/4 share towards the maintenance costs. We understand the drainage maintenance is carried out by the council.

EPC Rating - TBC

Council Tax Band - B

Anti Money Laundering - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.



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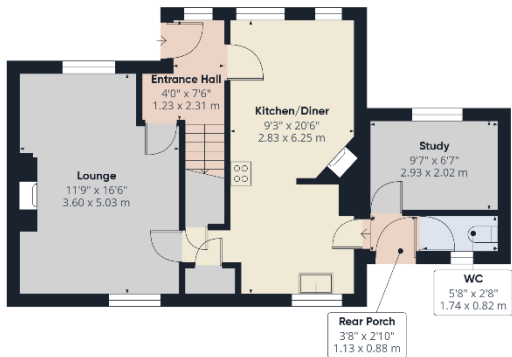
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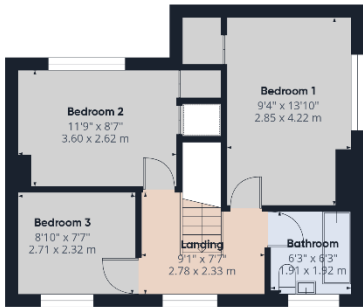


Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.



Approximate total area⁽¹⁾
932 ft²
86.4 m²



EPC

(1) excluding balconies and terraces

Calculations reference the RICS NPS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Directions

From Bude, proceed south on the A39 towards Wainhouse Corner. At Wainhouse Corner, turn right onto the B3263, signposted towards Crackington Haven. Continue along this road for approximately 4 miles before turning right into White Lodge Estate, where number 1 will be found shortly on the right-hand side.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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