



Bond
Oxborough
Phillips

Changing Lifestyles

Roxburgh
West Street
Grimscott
Bude
Cornwall
EX23 9LS

Asking Price: £325,000
Freehold



Changing Lifestyles

01288 355 066
bude@bopproperty.com

Roxburgh, West Street, Grimscott, Bude, Cornwall, EX23 9LS



- Detached Two Bedroom Bungalow
- Fantastic Countryside & Coastal Views
- Sought After Rural Village of Grimscott
- Useful Utility Room
- Generous Driveway Providing Ample Parking
- Garage
- Enclosed Gardens with Lawn, Patio & Gravelled Areas
- Convenient Access to Bude & the North Cornwall Coast



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Set within the popular rural village of Grimscott, just a short drive from the coastal town of Bude, this detached two bedroom bungalow enjoys a particularly appealing position with fantastic far-reaching countryside views extending towards the coastline. Offering well-proportioned single-storey accommodation, generous parking, a garage and enclosed gardens.

The accommodation is approached via an entrance porch which opens into the central hallway, providing access to the principal rooms. The spacious living room is a particularly comfortable reception space, with ample room for both sitting and dining furniture and glazed doors opening directly onto the garden, creating a pleasant connection between the indoor and outdoor areas.

The kitchen is fitted with a range of units and work surfaces and enjoys a bright aspect overlooking the garden. From here, there is access through to a useful utility room, providing additional practical space and access to the outside.

There are two bedrooms, including a generous principal double bedroom, together with a second bedroom which would also lend itself well to use as a guest room, study or hobby room. The accommodation is completed by a modern bathroom fitted with a contemporary suite and separate shower enclosure.

Outside, the property is complemented by a substantial driveway providing ample off-road parking and access to the attached garage. The gardens wrap around the bungalow and offer a mixture of lawn, patio and gravelled areas, with mature planting and established boundaries creating an attractive and manageable outside space.

A particular highlight is the outlook to the rear, where the property enjoys wonderful uninterrupted views across open countryside towards the North Cornwall coastline, providing an ever-changing backdrop and a real sense of space. Grimscott offers a peaceful rural setting while remaining conveniently positioned for Bude and its range of shops, schools, amenities and sandy beaches.

Nestled within the picturesque landscapes of North Cornwall, the hamlet of Grimscott is surrounded by rolling fields, lush woodland, and unspoiled countryside, making it the perfect retreat for those seeking peace and seclusion. With a handful of traditional cottages, historic farmhouses, and quiet lanes, Grimscott retains a warm, close-knit community feel, ideal for anyone looking to embrace a quieter pace of life. The popular seaside town of Bude is just a 10-minute drive away, offering a range of amenities, boutique shops, eateries, and scenic beach walks. Bude's location also provides excellent access to the South West Coast Path, where walkers can explore miles of breathtaking coastal scenery. The bustling market town of Holsworthy is some 7 miles and the port and market town of Bideford is some 22 miles in a north easterly direction providing convenient access to the A39 north Devon link road which connects in turn to Barnstaple, Tiverton and the M5 motorway.

Entrance Porch - 5'1" x 3'1" (1.55m x 0.94m)

Hallway

Kitchen - 9' x 10'3" (2.74m x 3.12m)

Utility Room - 4'4" x 7'2" (1.32m x 2.18m)

Living Room - 13'11" x 15'4" (4.24m x 4.67m)

Bedroom 1 - 11'3" x 9'6" (3.43m x 2.9m)

Bedroom 2 - 7'11" x 7'8" (2.41m x 2.34m)

Bathroom - 4'8" x 7'8" (1.42m x 2.34m)

Garage - 8'6" x 25'3" (2.6m x 7.7m)

Outside - The property is approached via a generous driveway providing ample off-road parking and access to the attached garage. The gardens are arranged around the bungalow with lawned, paved and gravelled areas, together with mature planting and established boundaries.

To the rear, the garden enjoys fantastic far-reaching views across the surrounding countryside towards the North Cornwall coastline, creating a wonderful setting for outdoor seating and entertaining.

Services - Mains electric water and drainage.

EPC - Rating E.

Council Tax - Band C.

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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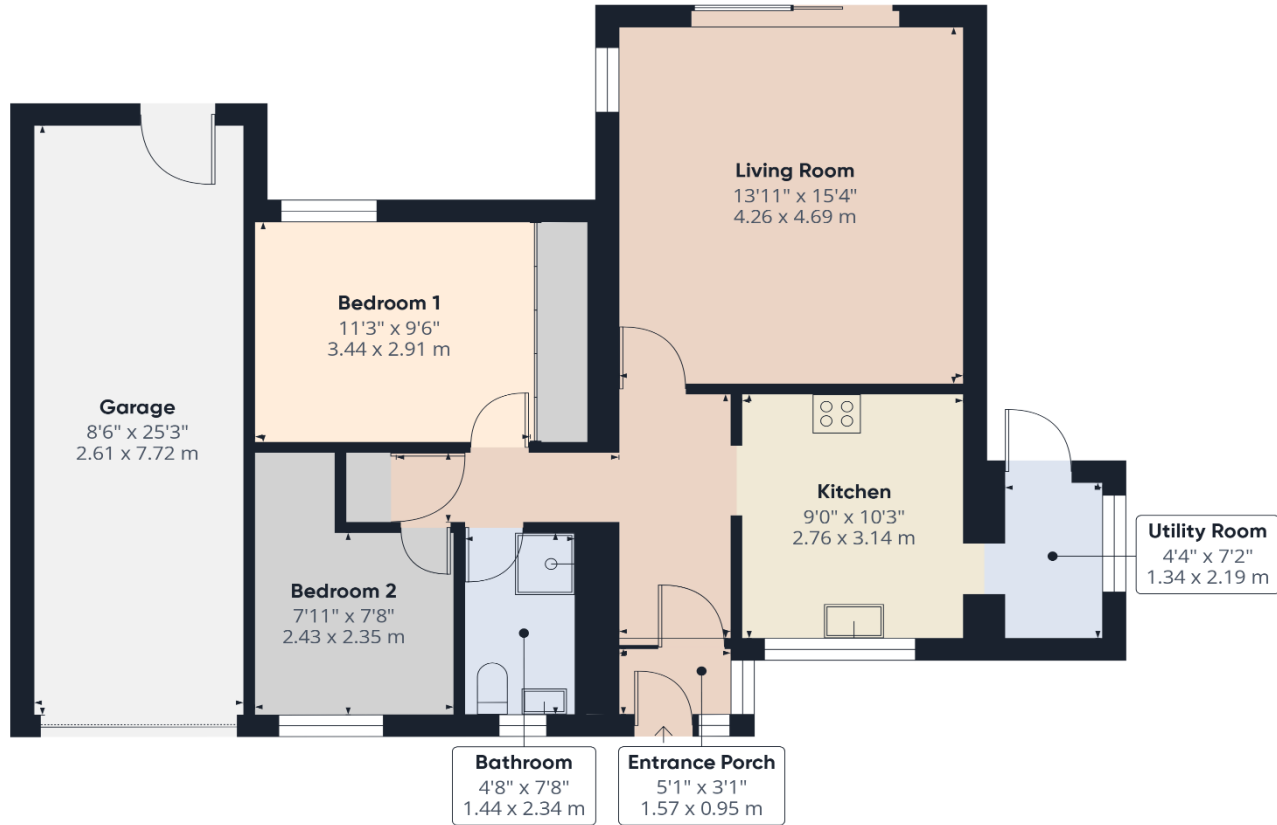


Have a property to sell or let?

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.

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.



Approximate total area⁽¹⁾
897 ft²
83.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360

Directions

From Bude town centre proceed out of the town towards Stratton and upon reaching the A39 turn left signposted Bideford. After approximately ¼ mile take the right hand turn onto the A307 towards Holsworthy, continue for approximately 3 miles and upon reaching Red Post turn left signposted Kilkhampton. Continue for approximately 2 miles into Grimscott and take the second left hand turn onto West Street which leads to the village hall where after approx 25 yards the shared entrance lane leading to the property will be found on your left hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

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