



Bond
Oxborough
Phillips

Changing Lifestyles

Wyke Cottage
Week St. Mary
Holsworthy
Cornwall
EX22 6XA

Asking Price: £250,000 Freehold



Changing Lifestyles

01288 355 066
bude@bopproperty.com

Wyke Cottage, Week St. Mary, Holsworthy, Cornwall, EX22 6XA



- Character cottage in popular village location
- 2/3 bedroom accommodation
- Living room with stone fireplace and wood burning stove
- Study/occasional bedroom 3
- Garage
- Mature cottage-style rear garden
- Greenhouse and established planting
- EPC: F
- Council Tax Band: C



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An attractive 2/3 bedroom character cottage situated in the heart of the popular village of Week St Mary, offering charming accommodation, a garage and a cottage-style rear garden, within easy reach of both Bude and Holsworthy.

Wyke Cottage offers a wealth of character throughout, with features including exposed beams, traditional latch doors, a stone fireplace and cosy wood burning stove. The accommodation briefly comprises an entrance into the living room, a welcoming reception space with character fireplace and stove, leading through to the kitchen at the rear of the property. On the first floor are two bedrooms, together with a study/occasional third bedroom, providing useful flexibility for those requiring a home office, dressing room or hobby space. The family bathroom completes the first-floor accommodation.

Outside, the property benefits from a garage, together with a mature rear garden offering a pleasant outdoor space with established planting, areas of lawn and a useful greenhouse. There is also a stone outbuilding, of which the property owns a section of for storage. Please note, the neighbouring property has a right of access across the rear of the house and through the garden to access their part of the outbuilding.

Wyke Cottage enjoys a pleasant edge of village location with the benefit of its local amenities which include a community run village store, playing field and Village Hall etc. Bude on the North Cornish coast with its sandy surfing beaches and many amenities including popular Golf Course and Indoor Pool complex is some 6 miles, Cornwall's ancient capital of Launceston is some 13 miles as is the A30 dual carriageway providing a speedy link to Okehampton, Dartmoor, Exeter and the M5 motorway network beyond. Holsworthy with its popular weekly market is some 12 miles, Okehampton 30 miles and the cathedral city of Exeter some 50 miles.

Living Room - 11'9" x 9'3" (3.58m x 2.82m)

Hall - Stairs leading to first floor.

Kitchen - 8'2" x 8'10" (2.5m x 2.7m)

First Floor Landing

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

Study/Bedroom 3 - 11'3" x 6'8" (3.43m x 2.03m)

Hallway - 4'3" x 3'2" (1.3m x 0.97m)

Bathroom - 6'9" x 5'6" (2.06m x 1.68m)

Bedroom 1 - 11'10" x 11'3" (3.6m x 3.43m)

Outside - Outside, Wyke Cottage enjoys a mature cottage-style rear garden, providing a pleasant outdoor space with established planting, areas of lawn and a greenhouse. A characterful stone outbuilding is positioned within the garden area, with Wyke Cottage owning a section of the building for storage purposes. The neighbouring property has a right of access across the rear of the house and through the garden in order to access their part of the outbuilding. The property also benefits from a garage, offering further useful storage or parking provision.

EPC - Rating F

Council Tax - Band C

Services - Mains electric, water and drainage.

Agents Note - The neighbouring property has a right of access across the rear of the house and through the garden to access their part of the outbuilding.

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.

Mobile Coverage		Broadband	
EE	●	Basic	20 Mbps
Vodafone	●	Ultrafast	1800 Mbps
Three	●		
O2	●		
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		
Virgin	✗		

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Directions

From the centre of Bude, proceed along Kings Hill to the A39, turning right towards Camelford. Continue for approximately 2½ miles and take the left hand turning at Box's Shop, signposted Week St. Mary. After approximately 1½ miles, turn right at the junction and follow the road into Week St Mary. Continue past the centre of the village square and the village green following the road round to the right whereupon Wyke Cottage will be found on the left hand side with a Bond Oxborough Phillips for sale board clearly displayed.



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	29 F	
1-20	G		

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