Bond Oxborough Phillips

Changing Lifestyles

Hannafore
Holnicote Road
Bude
Cornwall
EX23 8EJ

Asking Price: £500,000 Freehold







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bude@boppproperty.com

Hannafore, Holnicote Road, Bude, Cornwall, EX23 8EJ

- Sought after Holnicote Road location
- Easy walking distance to Bude town centre
- Close to primary and secondary schools
- Walking distance to beaches and coastal walks
- Detached residence requiring modernisation
- Generous plot of approximately 0.18 acres
- 3 bedrooms, including first floor principal bedroom
- Ground floor family bathroom and first floor en-suite
- Large dining room/sun room overlooking the garden
- Attached garage and driveway parking
- Excellent potential to improve and update
- EPC: D
- Council Tax Band: D







An exciting opportunity to acquire this spacious detached residence occupying a generous plot of approximately 0.18 acres, situated within the highly sought after Holnicote Road area of Bude, within easy walking distance of the town centre, beaches, local schools and amenities.

The property offers well-proportioned and flexible accommodation throughout, requiring modernisation and updating, and provides an excellent opportunity for buyers looking to create a superb family home in a desirable position.

The accommodation briefly comprises an entrance porch leading into the hallway, with access to a spacious living room enjoying a bay window to the front elevation. There are two ground floor bedrooms, together with a family bathroom. To the rear of the property is a kitchen, utility room and WC, along with a particularly generous dining room/sun room which enjoys an outlook and access onto the rear garden. To the first floor is a large principal bedroom with en-suite facilities, offering further flexibility and completing the accommodation.

Externally, the property sits on a generous plot of approximately 0.18 acres, with gardens arranged to the front and rear. The rear garden is a particular feature, being mainly laid to lawn with a selection of mature trees, shrubs and planting, offering a great degree of space and potential. There is also an attached garage and driveway parking.

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The property enjoys a convenient central location on Holnicote Road within this popular coastal town supporting a comprehensive range of shopping, schooling and recreational facilities together with its 18 hole links golf course and fully equipped leisure centre etc. The town of Bude lies amidst the rugged North Cornish coastline famed for its many nearby areas of outstanding natural beauty and popular bathing beaches providing a whole host of water sports and leisure activities together with many nearby breath taking cliff top and coastal walks etc. The bustling market town of Holsworthy lies some 10 miles inland, whilst the Port and market town of Bideford is some 28 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.









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Property Description

Entrance Porch - 2'9" x 3'9" (0.84m x 1.14m)

Hallway - 6'4" x 9'11" (1.93m x 3.02m)
Staircase leading to first floor. Useful under stair cupboard.

Living Room - 15'10" x 11'9" (4.83m x 3.58m)

Dining Room/ Sun Room - 22' x 9'10" (6.7m x 3m)

Kitchen - 13'10" x 8'10" (4.22m x 2.7m)

Utility - 5'8" x 5'6" (1.73m x 1.68m)

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

Bedroom 2 - 16'3" x 9'10" (4.95m x 3m)

Bedroom 3 - 9'11" x 11'10" (3.02m x 3.6m)

Family Bathroom - 9'2" x 8'8" (2.8m x 2.64m)

First Floor

Bedroom 1 - 15'7" x 11'11" (4.75m x 3.63m)

Ensuite - 7'8" x 3'5" (2.34m x 1.04m)

Outside - The property occupies a generous plot of approximately 0.18 acres, with garden areas arranged to both the front and rear.

To the front, the property is approached via a driveway providing off-road parking and access to the attached garage. The front garden is laid to lawn with established planting, creating a pleasant approach to the property.

The rear garden is a fantastic feature, offering a generous and mature outside space, predominantly laid to lawn with a useful summerhouse, a variety of established trees, shrubs and planted borders. The garden provides an excellent degree of space and privacy, with ample scope for buyers to landscape and improve to suit their own requirements.

Garage - 22'6" x 9'1" (6.86m x 2.77m)

EPC - Rating D

Council Tax - Band D

Services - Mains electric, gas, water and drainage.

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

Anti Money Laundering Cont'd - 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	
EE	●
Vodafone	●
Three	●
O2	●

Broadband	
Basic	19 Mbps
Superfast	80 Mbps
Ultrafast	1000 Mbps

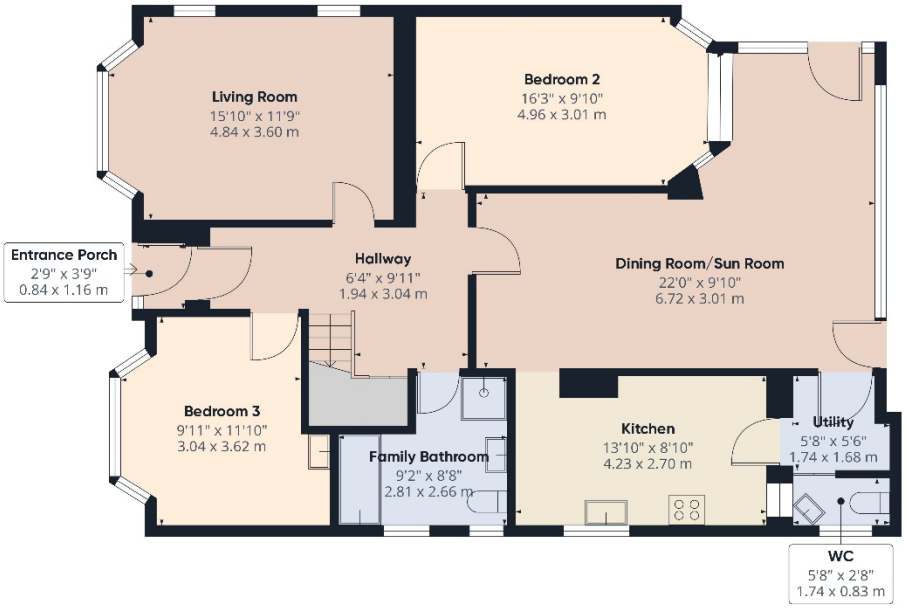
Satellite / Fibre TV Availability	
BT	✓
Sky	✓
Virgin	×

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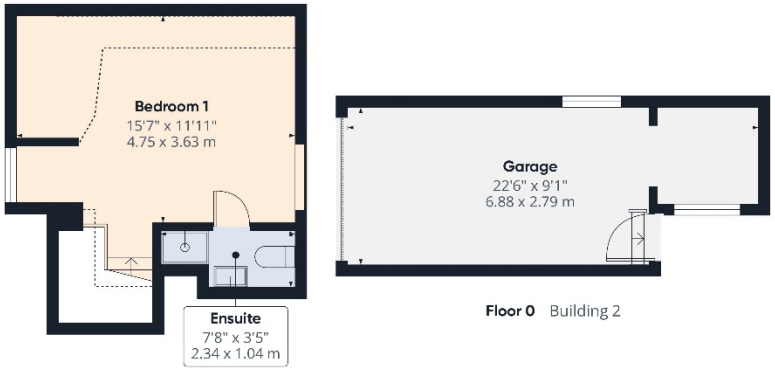
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Floorplan

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Floor 0 Building 1



Floor 0 Building 2

Floor 1 Building 1

Approximate total area(1)

1512 ft²

140.5 m²

Reduced headroom

59 ft²

5.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

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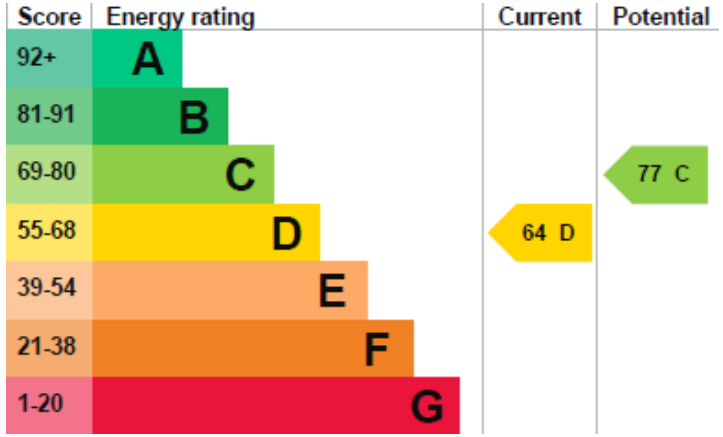
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Directions

From Bude town centre proceed along The Strand and at the mini-roundabout take the first turning into Bencoolen Road, then take the first left hand turning into Killerton Road. Towards the top of Killerton Road take the left hand turning into Holnicote Road, whereupon the property will be found a short distance on the right-hand side with a Bond Oxborough Phillips for sale board will be clearly displayed.

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.

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We are here to help you find and buy your new home...

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