



Bond
Oxborough
Phillips

Changing Lifestyles

10 Holnicote Road
Bude
Cornwall
EX23 8EJ

Asking Price: £595,000 Freehold



Changing Lifestyles

01288 355 066
bude@bopproperty.com

10 Holnicote Road, Bude, Cornwall, EX23 8EJ



- Substantial four-bedroom detached character residence
- Spacious and versatile accommodation
- Three reception rooms including a sunroom
- Separate dining room with attractive bay window
- Kitchen, breakfast room and useful utility room
- Additional loft room
- Generous driveway providing ample off-road parking
- Attached garage and established outside space
- Desirable residential location within easy reach of Bude town centre and beaches



Enjoying 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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Occupying a generous plot within an established and desirable residential area of Bude, 10 Holnicote Road is a substantial and individually designed four-bedroom detached residence offering spacious, light and bright accommodation. The property benefits from a well-laid-out interior with a natural flow between rooms, alongside generous proportions and a wealth of traditional character, presenting an exciting opportunity for purchasers seeking a home with charm and versatility.

The ground floor accommodation comprises an entrance porch opening into a welcoming entrance hall, providing access to the principal reception rooms. These include a generously proportioned living room, separate dining room with an attractive bay window, and a sunroom enjoying views over the outside space. A breakfast room adjoins the kitchen, while a useful utility room and ground floor WC provide additional practicality. Traditional features, including decorative picture rails and stained-glass windows, further enhance the property's individual appeal. On the first floor are four bedrooms, offering flexible accommodation to suit a variety of needs, together with a family bathroom and central landing. There is also loft access to an additional loft room, offering further versatility for a variety of potential uses, subject to any necessary consents.

The property also benefits from a basement area with restricted head height, providing useful additional space for storage. Externally, the property benefits from a substantial driveway providing ample off-road parking, complemented by an attached garage and established planting which adds character to the

setting. The generous outside space offers further potential for landscaping and enjoyment.

With its well-proportioned rooms and overall size, the property offers a wonderful opportunity for purchasers seeking a substantial and individual home. There may also be scope to reconfigure the existing layout to create a more contemporary living arrangement, subject to any necessary consents.

Situated within easy reach of Bude's town centre, beaches, schools and local amenities, this is a fantastic opportunity to acquire a substantial detached residence with generous accommodation and considerable potential in a sought-after residential setting.

Entrance Porch - 10'9" x 3'1" (3.28m x 0.94m)

Entrance Hall - 8'6" x 12'1" (2.6m x 3.68m)

Living Room - 15'6" x 12'10" (4.72m x 3.9m)

Sunroom - 11'8" x 9'9" (3.56m x 2.97m)

Dining Room - 12'11" x 14'3" (3.94m x 4.34m)

Kitchen - 5'6" x 13' (1.68m x 3.96m)

Breakfast Room - 9'7" x 13'1" (2.92m x 4m)

Utility Room - 7'6" x 6'7" (2.29m x 2m)

WC - 2'8" x 4'6" (0.81m x 1.37m)

First Floor Landing - 6'3" x 7'11" (1.9m x 2.41m)

Bedroom 1 - 15'4" x 15'11" (4.67m x 4.85m)

Bedroom 2 - 13' x 14'4" (3.96m x 4.37m)

Bedroom 3 - 8'1" x 13'1" (2.46m x 4m)

Bedroom 4 - 6'10" x 8'6" (2.08m x 2.6m)

Bathroom - 9' x 6'7" (2.74m x 2m)

Loft Room - 14'2" x 9'5" (4.32m x 2.87m)

Garage - 8'5" x 16'3" (2.57m x 4.95m)

Basement - Accessed externally, the basement provides useful additional storage space, with restricted head height throughout.

Outside - The property is approached via a generous driveway providing ample off-road parking for several vehicles and access to the attached garage. Established trees, mature hedging and a variety of shrubs provide an attractive setting, adding character and a degree of privacy to the property. The outside space offers excellent scope for further landscaping and improvement, allowing purchasers the opportunity to enhance the grounds to suit their own requirements.

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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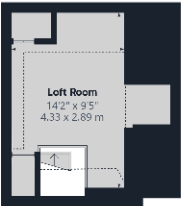
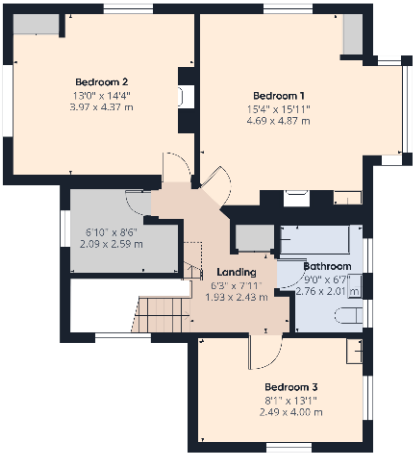
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Approximate total area^(*)
1922 ft²
178.3 m²

Reduced headroom
65 ft²
6 m²

(*) 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.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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

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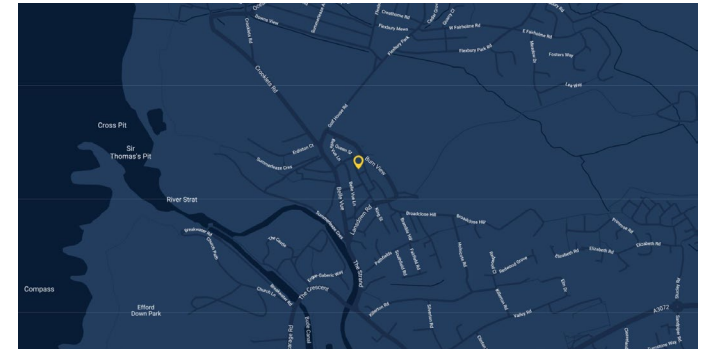
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