



White Lanes
St. Gennys
Bude
Cornwall
EX23 0BG



Asking Price: £150,000 Freehold



Changing Lifestyles

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A most interesting and rare opportunity to acquire a parcel of land measuring approximately 0.7 acres with a derelict bungalow on site and outbuildings enjoying a convenient location with immediate access onto the A39 and with countryside views. Viewings strictly by appointment with the appointed agent contact the Bude office on 01288 355066 for further information.

The Land - The grounds extends to approximately 0.7 acres and includes a derelict 2 bedroom Bungalow with outbuilding (23'10 x 16').

Agents Note - Viewings strictly by appointment only with the appointed agent.

Services - Mains Water, Private drainage (Septic tank). Electric has been disconnected.

The site is located 0.5 miles from Wainhouse Corner which offers a convenient range of local amenities including garage, general store/post office and local pub.. The coastal village of Crackington Haven is some 3 miles and is situated amidst the rugged North Cornish coastline famed for its many nearby areas of outstanding natural beauty and popular bathing beaches. The coastal town of Bude is some 7 miles in a northerly direction and supports an extensive range of shopping, schooling and recreational facilities together with its 3 local bathing beaches offering a whole host of water sports and leisure activities together with many breath taking cliff top coastal walks etc. The port and market town of Holsworthy is some 15 miles inland and the town of Launceston is some 16 miles, providing access to the A30 which connects in turn to Okehampton lying on the fringes Dartmoor National Park and in turn to Exeter with its airport, intercity railway networks and motorway links etc.

Directions

From Bude town centre proceed along Stratton Road and take the right hand turn into Kings Hill opposite Bude Service Station. Continue along the road until reaching the A39 and turn right towards Camelford. Follow the road for approximately 8 miles and upon reaching Wainhouse Corner continue for another 0.5 miles out of the village whereupon the site will be found on your right hand side with a Bond Oxborough Phillips for sale board clearly displayed.



Mobile Coverage		Broadband	
EE	●	Basic	4 Mbps
Vodafone	●	Superfast	63 Mbps
Three	●		
O2	●		

Satellite / Fibre TV Availability	
BT	✓
Sky	✓
Virgin	✗

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.