



Bond
Oxborough
Phillips

Changing Lifestyles

The Thatch
5 Lynstone Cottages
Lynstone
Bude
Cornwall
EX23 0LW

Asking Price: £435,000

Freehold



Changing Lifestyles

01288 355 066
bude@bopproperty.com

The Thatch, 5 Lynstone Cottages, Lynstone, Bude, Cornwall, EX23 0LW



- 2/3 BEDROOM
- DETACHED COTTAGE
- GRADE 2 LISTED
- WELL PRESENTED ACCOMMODATION THROUGHOUT
- CHARACTER FEATURES
- GENEROUS MATURE GARDENS
- OFF ROAD PARKING
- WALKING DISTANCE OF COAST PATH AND BEACHES
- USEFUL STUDIO/WORKSHOP



An exciting opportunity to acquire this 2/3 bedroom, 2 reception room Grade II listed detached 'chocolate box' cottage situated within a short walk to the North Cornish coast path, surfing beaches and town centre. The residence offers well presented and versatile accommodation throughout having been updated by the current vendors whilst retaining many original character features. Generous size mature gardens, drive way providing off road parking and custom built art studio/workshop. Virtual tours also available upon request. EPC D. Council Tax Band E

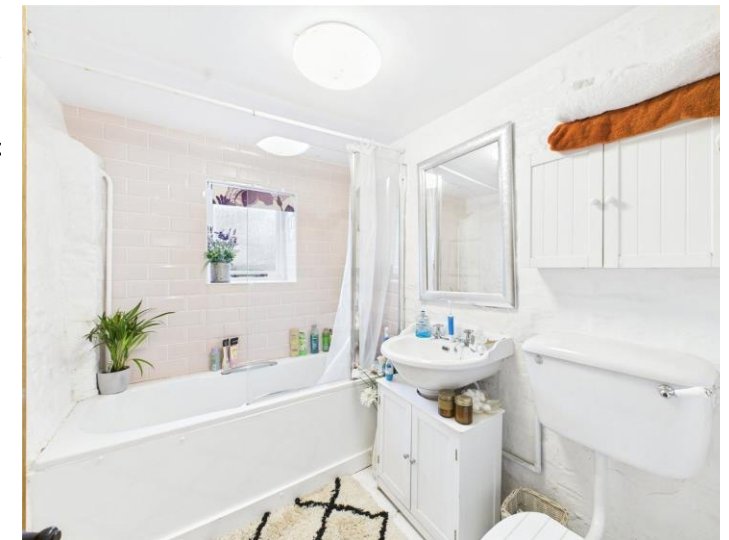


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The property occupies a prime position within walking distance of the town centre, beach and coast path. This popular coastal town supports a comprehensive range of shopping, schooling and recreational facilities, as well as being famed for its many nearby areas of outstanding natural beauty and popular bathing beaches. The bustling market town of Holsworthy lies some 10 miles inland and the port town of Bideford lies some 28 miles in a North Easterly direction and provides a link to the A39 North Devon link road, which connects, in turn to Barnstaple, Tiverton and the M5 motorway.



Entrance Hall

Kitchen - 13'11" x 5'9" (4.24m x 1.75m)

Fitted kitchen comprising a range of base and wall mounted units with work surfaces over incorporating ceramic sink with mixer tap, space for range style cooker, recess for tall fridge freezer, space and plumbing for dishwasher and washing machine. Wall mounted Worcester combi gas boiler. Windows to front and side elevation.

Bathroom - 7'10" x 5'11" (2.4m x 1.8m)

Panel bath with mixer taps and shower over, pedestal wash hand basin, close coupled WC, heated towel rail and frosted window to side elevation.

Dining Room - 15'2" x 13'8" (4.62m x 4.17m)

Dual aspect reception room with feature fireplace and ample space for dining table and chairs. Useful built in storage cupboards. Staircase leading to first floor.

Hallway - Door to outside. Steps lead down to:

Living Room - 15' x 13' (4.57m x 3.96m)

Light and airy dual aspect reception room with door to rear elevation overlooking the pleasant mature gardens.

First Floor

Landing/Former Bed 3 - 13' x 9'4" (3.96m x 2.84m)

Formerly Bedroom 3 which has been made into a landing/study area by the current vendor with dual aspect windows to side elevations.

Bedroom 1 - 14'8" x 12'11" (4.47m x 3.94m)

Generous double bedroom with window to rear elevation enjoying far reaching views across the surrounding countryside.

Bedroom 2 - 13'6" x 11'10" (4.11m x 3.6m)

Double bedroom with fitted vanity unit, wash hand basin and concealed cistern WC. Window to side elevation.

Outside - The property has a gravel driveway providing ample off road parking. The gardens are a generous size and surround the property being principally laid to lawn, bordered by mature planting and shrubs. A custom built art studio/workshop with power and light connected provides a fantastic spot to enjoy the garden with an adjoining terraced decking area. The residence enjoys stunning views over the surrounding valley towards Marhamchurch.

Studio/Workshop - 15' x 11'3" (4.57m x 3.43m)

Power and light connected with French doors overlooking the mature rear gardens.

Services - Mains gas, electric, water and drainage.

EPC - Rating D

Council Tax - Band E

Mobile Coverage

EE	●
Vodafone	●
Three	●
O2	●

Satellite / Fibre TV Availability

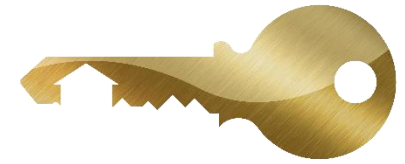
BT	✓
Sky	✓
Virgin	✗

Broadband

Basic	14 Mbps
Superfast	80 Mbps



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Directions

From Bude town centre, proceed along The Strand and upon reaching the mini-roundabout turn right towards Widemouth Bay, continue along the Crescent over the bridge passing the Falcon Hotel on the right and proceed up the hill into Lynstone Road whereupon the property will be found on the left hand side with a Bond Oxborough Phillips for sale board 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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