



Bond
Oxborough
Phillips

Changing Lifestyles

Oak Cottage
Bush
Bude
Cornwall
EX23 9LA

Asking Price: £295,000
Freehold



Changing Lifestyles

01288 355 066
bude@bopproperty.com



- 1 BEDROOM CHARACTER COTTAGE
- SEMI-DETACHED
- LANDSCAPED FRONT AND REAR GARDENS
- A RANGE OF USEFUL OUTBUILDINGS
- SITUATED A SHORT DISTANCE TO THE NORTH CORNISH COAST



A beautifully presented 1 bedroom cottage situated only a short distance from the North Cornish coast. The property boasts a wealth of original characterful features and charm with versatile and comfortable accommodation throughout. To the outside of the property are landscaped gardens offering a plethora of mature shrubs and plants with a range useful outbuildings, summerhouse and workshop. Viewings are highly recommended to take in the charm of the property. EPC Rating G. Council Tax Band B



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Nestled in the scenic Cornish countryside near Bude, the quaint village of Bush offers a peaceful and picturesque lifestyle. Known for its welcoming community, Bush is surrounded by lush green fields and rolling hills, providing an idyllic setting for those seeking a quieter pace of life. Just a short drive from the vibrant coastal town of Bude, residents can enjoy an extensive range of amenities, from charming independent shops and cafes to larger supermarkets and leisure facilities. Bude’s stunning beaches, including Summerleaze and Crooklets, are popular with surfers, walkers, and beach lovers alike, offering miles of coastal paths and breathtaking views of the Atlantic Ocean. Bush itself retains a rural charm with easy access to essential services, excellent local schools, and community facilities. Its location also provides convenient routes to Devon and beyond, blending the best of peaceful village life with accessibility to larger towns and cities. Bush is an ideal choice for those wanting the serenity of the countryside with proximity to the vibrant coastal lifestyle of Bude.

Entrance Porch - 3'2" x 9'4" (0.97m x 2.84m)

Living Room - 10'5" x 11' (3.18m x 3.35m)
A dual aspect reception room with feature stone fireplace housing a log burner with wooden mantel.

Kitchen - 13'8" x 4'9" (4.17m x 1.45m)
A dual aspect kitchen with a fitted range of base mounted units with integrated Belfast sink with mixer tap over. Space for fridge/freezer, range style cooker and space and plumbing for under counter washing machine and dishwasher.

Dining Room - 8' x 5'11" (2.44m x 1.8m)
Space for dining table and chairs. Window to front and rear elevations.

Garden Room - 8' x 10'1" (2.44m x 3.07m)
A charming light and airy garden room with French doors opening onto the rear enclosed gardens and a door leading the front elevation of the property. Windows to the rear elevation enjoying views over the garden and Velux style window flooding the room with natural light

Sitting Room - 13'10" x 7'7" (4.22m x 2.3m)
Bright and airy reception room with vaulted ceiling and a fitted modern log burner

Shower Room - 2'2" x 4'11" (0.66m x 1.5m)
Comprising of a walk-in shower with electric shower over, vanity unit with inset hand wash basin and low level WC with macerator unit. Window to rear elevation.

Office/Hobbies Room - 8'10" x 7'1" (2.7m x 2.16m)
A versatile room with a built in shelf and storage cupboard. Internal window to front elevation

First floor Landing

Bedroom - 9'4" x 10' (2.84m x 3.05m)
Double bedroom with feature ornate fireplace, built in wardrobe and window to front elevation.

Bathroom - 7'3" x 7'5" (2.2m x 2.26m)
Comprising of a freestanding bath, walk-in shower with mains fed shower over, vanity unit with inset hand wash basin and low level WC. Storage cupboard housing the boiler.

Workshop/Garage - 15' x 7'8" (4.57m x 2.34m)
Light and power connected.

Outside - To the front of the property provides off road parking and pedestrian gate leads down to the enclosed front garden having a plethora of mature shrubs and plants. To the rear of the property the beautiful garden comprises of a brick paved pathway leading to the summerhouse and paved patio area perfect for al-fresco dining. The garden provides gravelled and grass areas with mature shrubs and plants throughout.

Services - Mains water, electricity, LPG gas bottled central heating. Shared septic tank with neighbouring property.

Agents Note – The owners of this property have advised the agent the property is subject to a flying freehold of a small section above the kitchen.

Mobile Coverage		Broadband	
EE	●	Basic	16 Mbps
Vodafone	●	Ultrafast	1800 Mbps
Three	●		
O2	●		
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		
Virgin	✗		

Oak Cottage, Bush, Bude, Cornwall, EX23 9LA



Directions

From Bude Town centre proceed out of the town along Stratton Road and upon reaching the A39 turn left sign posted Bideford. Proceed out of the town of Stratton for approximately 1½ miles whereupon the property will be found on the left hand side with a 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		
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	14 G	

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