



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Field End Farm  
St. Gennys  
Bude  
Cornwall  
EX23 0BH

**Asking Price: £1,100,000 Freehold**



**Changing Lifestyles**

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Field End Farm, St. Gennys, Bude, Cornwall, EX23 0BH



- MODERN DETACHED RESIDENCE
- 4 RECEPTION ROOMS
- 5 BEDROOMS (2 ENSUITE)
- SUPERBLY PRESENTED THROUGHOUT
- APPROXIMATELY 19 ACRES OF GROUNDS AND GARDENS
- TRANQUIL, TUCKED AWAY HAMLET LOCATION
- DETACHED DOUBLE GARAGE WITH FIRST FLOOR ANNEXE & ENSUITE
- IMPRESSIVE VIEWS OVER THE SURROUNDING COUNTRYSIDE



Situated in the tucked away peaceful hamlet of Pencuke within an area of outstanding natural beauty we are delighted to bring to the market this spectacular modern residence built in 2016 and occupying a fantastic position with just under 19 acres of grounds and gardens. The main house offers versatile and spacious accommodation throughout comprising kitchen dining family room, living room with vaulted ceiling, large utility room, snug/study, 5 bedrooms (2 ensuite) with a family bathroom. The property is accessed via twin wooden gates leading to an extensive off road parking area and access to the detached double garage with a first floor annexe bedroom and ensuite with further potential. Available with no onward chain. Virtual tour available upon request. EPC Rating B. Council Tax Band F



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Field End Farm enjoys a peaceful tucked away position in the quite hamlet of Pencuke which lies less than a mile from the village of Crackington Haven set on the rugged North Cornish coastline and is famed for its many nearby areas of outstanding natural beauty and popular bathing beaches providing a whole host of watersports and leisure activities together with many breathtaking clifftop coastal walks etc. Other nearby picturesque beauty spots include Tintagel, Boscastle, Trebarwith Strand, Strangles, Roughtor, Summerleaze, Crooklets, Sandymouth, Northcott, Widemouth Bay beaches and a bit further afield the Camel Trail and Padstow. The town of Camelford is approximately 5 miles in a southerly direction and the coastal town of Bude is some 12 miles in a northerly direction offering a more comprehensive range of shopping, schooling and recreational facilities.



Field End Farm, St. Gennys, Bude, Cornwall, EX23 0BH

# Property Description

**Entrance Porch** - 6'7" x 5'4" (2m x 1.63m)

**Entrance Hall** - 13'6" x 8'6" (4.11m x 2.6m)

Impressive double height reception hall engineered Oak flooring with underfloor heating and Oak staircase leading to the first floor. Useful built in storage cupboards including an under stair storage.

**WC** - 6'3" x 4'8" (1.9m x 1.42m)

Pedestal wash hand basin, WC, tiled flooring with under floor heating.

**Kitchen/Dining/Family Room** - 28' x 15'3" (8.53m x 4.65m)

A versatile dual aspect room with bifold doors providing access to the terraced seating area and enjoying superb views across the landscaped gardens, grounds and surrounding countryside. Superb fitted kitchen with a range of bespoke oak units and granite worksurfaces over incorporating twin ceramic sink and incut drainer grooves, central island unit with breakfast bar and built in Neff touch induction hob. Neff high level double oven, integrated dishwasher with space and plumbing for American style fridge/freezer.

**Living Room** - 17'4" x 12'3" (5.28m x 3.73m)

A superb reception room with vaulted ceiling and Velux window to side elevation, contemporary wood burning stove and slate hearth, engineered oak flooring with underfloor heating. Window to rear elevation and Bifold doors leading to the terraced seating area and impressive views.

**Utility Room** - 11'11" x 11'2" (3.63m x 3.4m)

Useful fitted storage cupboards, base mounted units with work surfaces over incorporating ceramic sink with mixer tap. Space and plumbing for washing machine, tumble dryer. Tiled flooring with underfloor heating. Sash window to front elevation and door to side.

**Snug/Study Room** - 11'5" x 11'4" (3.48m x 3.45m)

Dual aspect reception room with Bifold doors leading to the stone terraced seating area, window to the side elevation.

**Bedroom 5** - 10'4" x 10'1" (3.15m x 3.07m)

Double bedroom with double glazed sash window to front elevation and underfloor heating. Door to:

**Ensuite** - 6'11" x 4'4" (2.1m x 1.32m)

Enclosed double shower with mains fed drench shower over, pedestal wash hand basin, WC, heated towel rail and underfloor heating.

**First Floor** - Impressive galleried landing area with built in airing cupboard.

**Bedroom 1** - 14'9" x 11'4" (4.5m x 3.45m)

A truly impressive dual aspect main bedroom with vaulted ceiling, exposed Oak wooden beams and double glazed doors to the juliet balcony enjoying fantastic views across the gardens and surrounding valley. Doors to:

**Ensuite Bathroom** - 12' x 6'6" (3.66m x 1.98m)

Enclosed double shower with mains fed drench shower over, claw foot freestanding roll top bath with central mixer tap and separate shower attachment. Vanity unit with twin wash hand basins, WC, heated towel rail and tiled flooring. Window to the rear elevation.

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**Walk In Wardrobe** - 11'7" x 4'9" (3.53m x 1.45m)

Useful walk in wardrobe with built in hanging rails and shelving and window to side elevation.

**Bedroom 2** - 12' x 10'3" (3.66m x 3.12m)

Large double bedroom with built in wardrobe and sash window to front elevation.

**Bedroom 3** - 13'9" x 8'8" (4.2m x 2.64m)

Double bedroom with built in wardrobe, window to rear elevation enjoying superb countryside views

**Bedroom 4** - 11'6" x 10' (3.5m x 3.05m)

Generous double bedroom with sash window to the front elevation.

**Family Bathroom** - 10'9" x 6'5" (3.28m x 1.96m)

Double enclosed shower with mains fed drench shower over, panel bath with mixer taps and hand shower attachment, vanity unit with inset wash hand basin, WC, heated towel rail. Window to the rear elevation enjoying impressive views.

**Double Garage** - 18'7" x 17'10" (5.66m x 5.44m)

Up and over vehicle entrance door with power and light connected. Door to WC. Door to inner hall with double glazed door to outside and staircase leading to first floor Annexe.

**Annexe Bedroom** - 13'11" x 12'2" (4.24m x 3.7m)

Spacious double bedroom with twin fitted Velux windows and window to side elevation. Access hatch to under eaves storage. Door to:

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# Property Description

**Ensuite** - 6'1" x 4'7" (1.85m x 1.4m)

Enclosed shower cubicle with mains fed shower over, vanity unit with wash hand basin and concealed cistern WC.

**Outside** - The residence is accessed via twin wooden 5 bar gates leading to an extensive gravel driveway providing ample off road parking for several vehicles and access to the double garage/annexe. Large stone terrace patio area with glass balustrade and external lighting adjoining the rear of the dwelling providing a fantastic space to entertain. Steps lead down to further landscaped garden areas with raised flower beds continuing to an area of lawn and part walled seating area. The gardens and grounds extend to 18.94 acres with a range of fully stock proof fenced paddocks and pathways which slope towards the stream borders and areas of woodland all enjoying superb views across the surrounding countryside and valley. A detached barn providing useful storage options is located on the western border of the land.

**Services** - Mains electric, water. Air source heat pump providing central heating with solar thermal panels. The property benefits from (RHI) Renewable heat incentive payments of £495.74 to be paid quarterly until 14.5.2028. Private drainage treatment plant.

**Council Tax** - Band F

**EPC** - Rating B





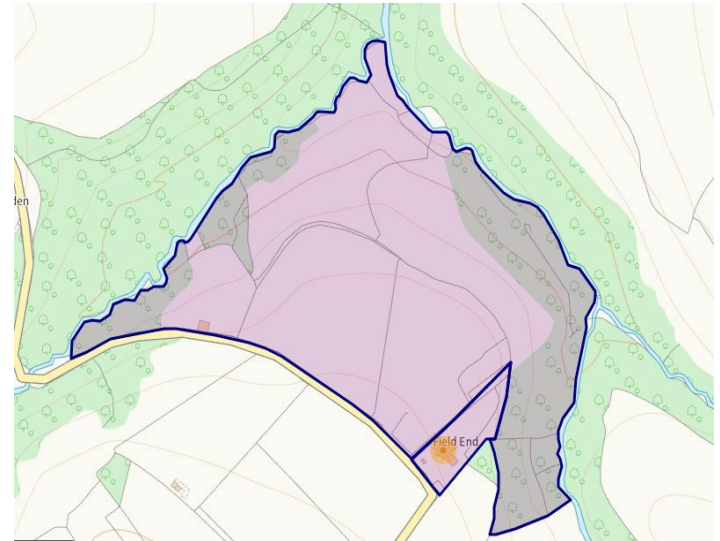
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Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From Bude town centre proceed out of the town towards Stratton, turning right into Kings Hill after passing the Esso station on the left hand side. Upon reaching the A39 turn right signposted Camelford and proceed for approximately 8 miles, passing through Wainhouse Corner and taking the next right hand turning signposted Boscastle. Continue for approximately 0.6 miles taking the next right onto Pencuke Lane whereupon after 0.7 miles the entrance to Field End Farm will be found immediately ahead of you.

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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