



Bond
Oxborough
Phillips

Changing Lifestyles

Deanby
Lynstone
Bude
Cornwall
EX23 0LR

Asking Price: £650,000 Freehold



Changing Lifestyles

01288 355 066
bude@bopproperty.com

Deanby, Lynstone, Bude, Cornwall, EX23 0LR



- 3 DOUBLE BEDROOMS (1 EN-SUITE)
- DETACHED BUNGALOW
- SITUATED ON GENEROUS PLOT OF APPROX 0.4 ACRES
- SCOPE TO MODERNISE
- SHORT WALK OF THE CANAL TOWPATH AND COASTAL PATH
- DOUBLE GARAGE
- AMPLE OFF ROAD PARKING



Occupying a generous plot of approximately 0.4 acres within a short walk from the coastal path and canal, we are proud to offer this spacious 3 bedroom (1 en-suite) detached bungalow enjoying south facing views across the surrounding countryside. The property is within close proximity to the popular town centre, local amenities and beaches. This unique home benefits from an extensive tarmac driveway for off road parking, double garage and versatile accommodation throughout requiring some modernisation with further scope to extend, subject to the necessary permissions being obtained. Viewings are highly recommended to appreciate all that this property has to offer. EPC Rating E. Council Tax Band F.

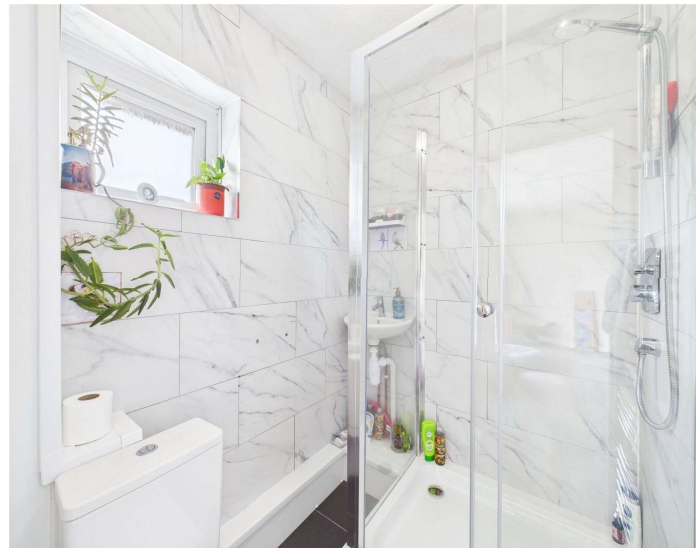


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Deanby enjoys a most pleasant location within close proximity to the Bude Canal. The coastal town of Bude Supports a comprehensive range of shopping, schooling and recreational facilities. Bude itself lies amidst the rugged North Cornish coastline and is famed for its many nearby areas of outstanding natural beauty and popular bathing beaches providing a whole host of water sports and leisure activities together with many breathtaking cliff top coastal walks etc. The popular surfing and bathing beach of Widemouth Bay is approximately 1 mile. The town of Holsworthy is some 10 miles inland whilst the port and market town of Bideford is some 22 miles in a north easterly direction providing a convenient link to the A39 which connects in turn to Barnstaple, Tiverton and the M5 motorway. Launceston, being Cornwall's ancient capital, is approximately 20 miles distant and the A30 connects in turn to Okehampton lying on the fringes of Dartmoor National Park and on to the cathedral city of Exeter.



Covered Entrance Porch

Entrance Hall

Living/Dining Room - 17'6" x 29'5" (5.33m x 8.97m)

Light and spacious triple aspect reception room with windows to the sides and sliding doors leading to the patio area enjoying the views over the gardens and surrounding countryside. Feature wood burning stove with slate hearth. Ample space for living suite and dining table and chairs.

Kitchen/ Breakfast Room - 17'6" x 9'8" (5.33m x 2.95m)

A fitted range of wall and base mounted units with work surface over incorporating a 1 1/2 stainless steel sink/drain unit with mixer tap. Freestanding cooker and hob with extractor hood over. Space and plumbing for dishwasher, washing machine and tumble dryer. Space for fridge/freezer. Ample space for dining table and chairs. Windows to rear elevation and door leading to outside.

Bedroom 1 - 13'2" x 14'8" (4.01m x 4.47m)

Large double bedroom with window to front elevation. Doors leading to walk-in wardrobe and en-suite.

En-Suite Shower Room - 5'7" x 4'10" (1.7m x 1.47m)

Comprising of an enclosed shower with mains fed shower over, pedestal hand wash basin and low level WC. Chrome towel rail. Frosted window to front elevation.

Bedroom 2 - 12'11" x 9'8" (3.94m x 2.95m)

Double bedroom with window to side elevation.

Bedroom 3 - 9'7" x 9'8" (2.92m x 2.95m)

Double bedroom with window to rear elevation.

Bathroom - 6'5" x 6'3" (1.96m x 1.9m)

Comprising a 'P' shaped enclosed panel bath, pedestal hand wash basin and low level WC.

Double Garage - 19'8" x 23'9" (6m x 7.24m)

Large garage with two up and over electric vehicle doors to the front elevation with pedestrian door to the rear. Light and power connected. Windows to side and rear elevation.

WC - 4'10" x 3'10" (1.47m x 1.17m)

Comprising of a wall hung hand wash basin and WC. Space and plumbing for a washing machine.

Outside - The property is approached via a tarmac driveway providing ample off road parking and access to the double garage. The generous mature landscaped gardens wrap around the residence, being principally laid to lawn with a variety of mature shrubs and trees throughout with mature hedges boarding. Raised patio area to the front of the property offers a perfect area for al-fresco dining or to sit and take in the views over the garden and countryside.

Services - Mains electric, water and gas. Private water treatment plant.

EPC - Rating E.

Council Tax - Band F.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

Directions

From the Bude office, proceed along the road turning onto the Strand. Turn right at the mini roundabout and head towards Widemouth Bay, continue along Lynstone Road for approximately 0.4 miles and at the brow of the hill turn left onto The Grange where Deanby will be found on the right hand side after a short distance with a Bond Oxborough Phillips 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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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.

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