

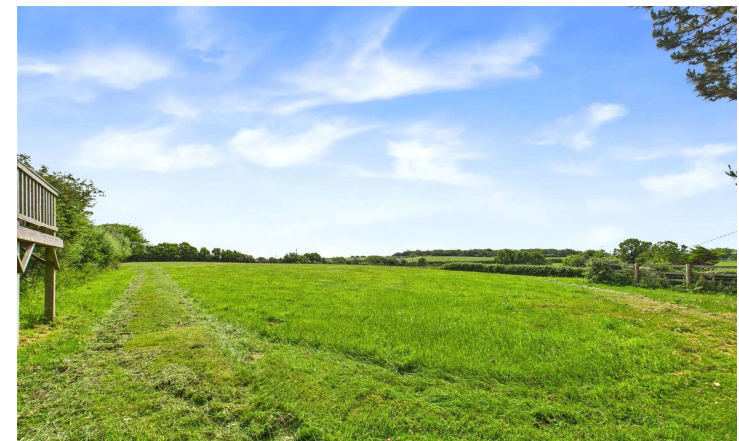


Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Manaton Farm  
Bude  
Cornwall  
EX23 0NA

**Asking Price: £995,000 Freehold**



Changing Lifestyles

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# Manaton Farm, Bude, Cornwall, EX23 0NA



- DETACHED VICTORIAN FARMHOUSE
- 3 RECEPTION ROOMS
- 5 BEDROOMS
- SPACIOUS AND CHARACTERFUL ACCOMMODATION THROUGHOUT
- SEA VIEWS
- GARDENS AND GROUNDS OF APPROX 3.37 ACRES
- RANGE OF OUTBUILDINGS/GARAGES
- PRIVATE GATED DRIVE
- SHORT DRIVE TO POPULAR SURFING BEACHES
- EPC: E
- COUNCIL TAX BAND: E



Situated only a short drive from the popular surfing beaches of Widemouth Bay we are delighted to bring to the market this spectacular Victorian farmhouse occupying a fantastic position with private gated driveway and approximately 3.37 acres of grounds and gardens with a range of Outbuildings. The main residence offers versatile and characterful accommodation enjoying sea views throughout comprising kitchen dining room, living room, sitting room, office/study, 5 bedrooms with a family bathroom. The property is accessed via private electric gates leading to an extensive off road parking area and access to a garage and a range of outbuildings with with further potential to develop subject to the relevant planning permissions being obtained. Virtual tour available upon request.



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The property enjoys a most fantastic location within a short drive to the sandy bathing beach of Widemouth Bay. Widemouth Bay is set amidst the rugged North Cornish coastline 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 its many breathtaking cliff top coastal walks etc. The popular coastal town of Bude is some 2 miles and offers a comprehensive range of shopping, schooling and recreational facilities together with its 18 hole links golf course and fully equipped leisure centre. The bustling Market town of Holsworthy lies some 10 miles inland whilst the Port and Market town of Bideford is some 30 miles in a north-easterly direction providing convenient access to the A39 North Devon link road which connects in turn to Barnstaple, Tiverton and the M5 motorway.



# Property Description

## **Entrance Hall** - 8'3" x 4'9" (2.51m x 1.45m)

Slate flagstone flooring. Door to Hallway. Door to:

**WC** - Comprising a low level WC, pedestal hand wash basin. Opaque double glazed sash windows to side elevation.

## **Living Room** - 16'10" x 14'8" (5.13m x 4.47m)

Light and airy dual aspect reception room with feature ornate fireplace housing fitted log burner and bay window to rear elevation overlooking the rear gardens.

## **Sitting Room** - 12'3" x 11'10" (3.73m x 3.6m)

Dual aspect reception room with feature ornate open fireplace.

## **Office/Study** - 11'8" x 10'2" (3.56m x 3.1m)

Dual aspect reception room with windows to the side and front elevation. Feature fireplace housing a wood burning stove and original slate flagstone flooring.

## **Kitchen/Dining Room** - 21'2" x 11'10" (6.45m x 3.6m)

A contemporary style kitchen/ dining room with slate flagstone flooring and a fitted range of wall and base mounted units with work surfaces over incorporating a 'Blanco' 11/2 sink/drain unit, recess for gas fired range cooker with extractor over, oil fired AGA and integrated fridge freezer. Breakfast bar area and ample space for dining table and chairs. Window to front elevation and double glazed UPVC door to side elevation.

## **Hallway** - 25'3" x 6' (7.7m x 1.83m)

Slate flagstone flooring with further tiled flooring area. Staircase leading to first floor landing. Useful under stair storage cupboard. Door to Rear Porch.

**Rear Porch** - Double glazed UPVC French doors to the rear gardens.

**First Floor** - Split level landing with feature ornate stained glass window to front elevation.

## **Bedroom 1** - 13'11" x 13'3" (4.24m x 4.04m)

Generous double bedroom with feature cast iron open fireplace, dual aspect double glazed sash windows to rear and side elevation enjoying superb views over the surrounding countryside and to the sea.

## **Bedroom 2** - 14'7" x 11'3" (4.45m x 3.43m)

Double bedroom with feature cast iron open fireplace, double glazed sash window to side elevation enjoying superb views over the surrounding countryside and to the sea.

## **Bedroom 3** - 13'10" x 12'5" (4.22m x 3.78m)

Double bedroom with feature cast iron open fireplace, double glazed sash window to rear elevation enjoying views over the surrounding countryside.

## **Bedroom 4** - 12'7" x 11'5" (3.84m x 3.48m)

Double bedroom with feature cast iron open fireplace and double glazed sash window to front elevation.

## **Bedroom 5** - 9'3" x 7'9" (2.82m x 2.36m)

Double glazed sash window to rear elevation enjoying views over the surrounding countryside.

## **Family Bathroom** - 16'10" x 8'5" (5.13m x 2.57m)

Freestanding claw foot roll top bath with central mixer taps and hand shower attachment. Walk in shower enclosure with mains fed shower and drench style shower over, twin pedestal wash hand basins and close coupled WC. Double glazed opaque sash window to front elevation and double glazed sash window to side elevation enjoying sea and countryside views.

**Outside** - The residence is accessed via twin metal electric operated security gates with intercom system onto the private entrance driveway bordered by stone walling leading past the dwelling and a range of outbuildings including garage and barns perfect for workshops, storage or additional garage units to an extensive off road parking area. The beautifully landscaped grounds are a standout feature, showcasing a rich variety of mature trees, shrubs, and flowering plants. The gardens are mainly laid to lawn and include a recently added patio that wraps around the main house, offering lovely views across the grounds.

# Property Description

**Paddocks** - Complementing the property are two gently sloping pasture paddocks, complete with a field shelter and access to mains water and electricity. In one corner, a raised decked area provides stunning views towards the sea at Widemouth Bay—an ideal spot to unwind on summer evenings and take in the breathtaking sunsets. In total, the property and its grounds extend to approximately 3.37 acres.

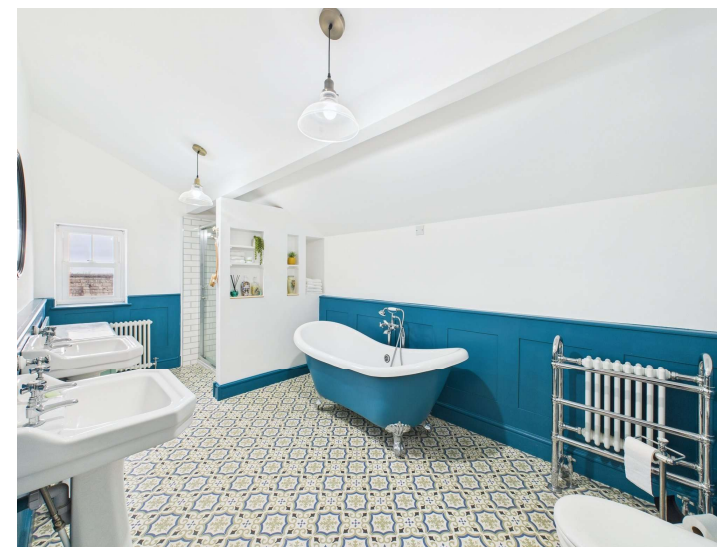
**Services** - Mains electricity, water, oil fired central heating and private drainage via septic tank.

**EPC** - Rating E

**Council Tax** - Band E

| Mobile Coverage                   | Broadband     |
|-----------------------------------|---------------|
| EE                                | Basic 25 Mbps |
| Vodafone                          |               |
| Three                             |               |
| O2                                |               |
| Satellite / Fibre TV Availability |               |
| BT                                | ✓             |
| Sky                               | ✓             |
| Virgin                            | ✗             |





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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 40 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Directions

From Bude town centre proceed along The Strand, turn right at the mini roundabout following the coastal route out of the town signposted Widemouth Bay, continue up the hill for approximately 3 miles and across the cliff tops dropping down into the heart of Widemouth Bay. In the centre of Widemouth Bay with the beach on the right hand side, turn left into Leverlake road, follow along this road for 0.7 miles whereupon the entrance drive to Manaton Farm will be found on your left hand side with a name plaque 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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the team at Bond Oxborough  
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mortgage advice.

