



Bond
Oxborough
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Changing Lifestyles

Coxford Meadow
St. Gennys
Bude
Cornwall
EX23 0NS

Asking Price: £925,000 Freehold



Changing Lifestyles

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Coxford Meadow, St. Gennys, Bude, Cornwall, EX23 0NS



- Substantial residence extending to over 4,000 sq ft
- Superb sea/countryside views to front elevation
- Flexible layout ideal for multi-generational living
- Three ground floor bedrooms including a self-contained suite with kitchenette and bathroom
- Three first floor bedrooms served by a family bathroom with sauna
- Attached two-bedroom annexe with independent living space
- Spacious dual-aspect sitting room and well-proportioned kitchen/dining room
- Separate utility room, games room, and additional reception areas
- Separate shower and WC block offering further versatility
- Set in 2.13 acres of gardens, sloping paddock, and established woodland
- Extensive off-road parking and integral double garage
- Peaceful countryside location



Set within 2.13 acres in a peaceful countryside setting close to the North Cornish coast, Coxford Meadow is a substantial and highly versatile residence offering spacious accommodation together with annexe potential enjoying superb sea views to the front elevation and beautifully maintained grounds.

The main residence provides generous and flexible accommodation throughout. On the ground floor there are three bedrooms, one of which is arranged as a self-contained suite with its own kitchenette and bathroom, ideal for guests or potential letting. The principal reception spaces include a large dual-aspect sitting room, a well-proportioned kitchen/dining room, and additional utility and games rooms. Upstairs, the first-floor hosts three further bedrooms, served by a family bathroom which also features a sauna.

In addition to the main accommodation, the property benefits from an attached two-bedroom annexe, offering independent living space perfect for multi-generational families or those seeking an additional income stream.

Externally, the property features a separate shower and WC block currently used to support the campsite element, adding further versatility to the site. The grounds extend to just over two acres, with sweeping lawns leading up to a gently sloping paddock and an established woodland area providing privacy and a natural backdrop. To the front, there is extensive off-road parking together with an integral double garage.

Enjoying an enviable location just a short drive from Bude and Widemouth Bay, Coxford Meadow is ideally placed for access to local beaches, the South West Coast Path, and the popular village of Crackington Haven. This is a rare opportunity to acquire a substantial and adaptable home in one of North Cornwall's most scenic settings. EPC Rating D. Council Tax Band E.



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Coxford Meadow enjoys a pleasant and convenient location in this highly desirable parish of St Gennys on the rugged North Cornish Coastline and being famed for its many nearby areas of outstanding natural beauty and popular surfing and bathing beaches. Other nearby local beauty spots and places of interest include Boscastle, Dizzard, Widemouth Bay and Tintagel. Wainhouse Corner is approximately 1 1/4 mile from the property and offers a garage with village stores, popular local inn and access onto the A39 which provides convenient access in a southerly direction to Camelford (approx 5 miles) and in a northerly direction to the coastal town to Bude (approx 8 miles). The picturesque bay of Crackington Haven is about a mile where you will find the popular Coombe Barton Inn, cafes, sandy beach and some spectacular cliff top walks.



Internal Description

Entrance Porch - 6'5" x 4'3" (1.96m x 1.3m)

Hallway - 18'9" x 3' (5.72m x 0.91m)

Living Room - 18'11" x 16'11" (5.77m x 5.16m)

Kitchen/Diner - 19'6" x 12'7" (5.94m x 3.84m)

Laundry Room - 9'2" x 5'9" (2.8m x 1.75m)

Shower Room - 7'5" x 5'11" (2.26m x 1.8m)

Bedroom 4 - 15'1" x 9'9" (4.6m x 2.97m)

Kitchen Area - 9' x 7'3" (2.74m x 2.2m)

Bedroom 5 - 15'11" x 9'3" (4.85m x 2.82m)

Ensuite - 7'6" x 7'3" (2.29m x 2.2m)

Bedroom 6/Office - 10' x 9'9" (3.05m x 2.97m)

Hallway - 7'2" x 6'5" (2.18m x 1.96m)

Games Room - 22'4" x 10'2" (6.8m x 3.1m)

First Floor Landing - 16'5" x 8'3" (5m x 2.51m)

Bedroom 1 - 24'4" x 15'9" (7.42m x 4.8m)

Bedroom 2 - 17'4" x 16'11" (5.28m x 5.16m)

Bedroom 3 - 11'3" x 10'3" (3.43m x 3.12m)

Bathroom - 11'3" x 7'6" (3.43m x 2.29m)

Sauna - 6'2" x 6'1" (1.88m x 1.85m)

WC - 7'6" x 3'5" (2.29m x 1.04m)

Annexe

Kitchen/Diner - 19'4" x 9'3" (5.9m x 2.82m)

Lounge - 11'10" x 10' (3.6m x 3.05m)

Hallway - 14'11" x 3'3" (4.55m x 1m)

Bedroom 1 - 11'11" x 10'1" (3.63m x 3.07m)

Bedroom 2 - 11'9" x 10'1" (3.58m x 3.07m)

Bathroom - 6'6" x 3'10" (1.98m x 1.17m)

WC - 6'6" x 3'11" (1.98m x 1.2m)

Boiler Cupboard - 4'10" x 3'4" (1.47m x 1.02m)

Outside - The property is approached via a sweeping driveway that provides extensive off-road parking and access to the double garage. The gardens extend around the house with large areas of lawn and mature planting, creating a private and attractive setting. To the rear, the land slopes gently upwards towards a paddock and established woodland area, offering space for recreation, smallholding or simply enjoying the natural surroundings. A separate shower and WC block with utility room is also located within the grounds, adding further flexibility to the site.

Services - Mains electric and water. Private drainage. Oil fired central heating.

EPC - Rating D

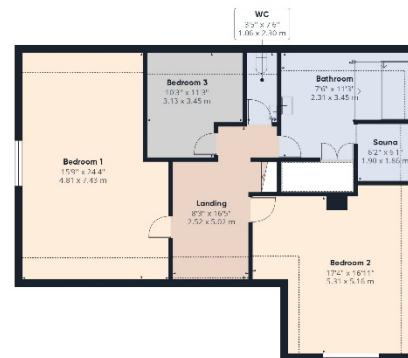
Council Tax - Band E

Anti Money Laundering - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Floorplan



Floor 0



Floor 1

Approximate total area⁽ⁿ⁾

4075 ft²

378.6 m²

Balconies and terraces

157 ft²

14.6 m²

Reduced headroom

202 ft²

18.8 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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Directions

From Bude town centre proceed out of the town towards Stratton and turn right into Kings Hill after passing the Esso Station on the left hand side. Continue along this road and upon reaching the A39 turn right signposted Camelford, proceed for approximately 8 miles and upon reaching Wainhouse Corner take the first right hand turn signposted Crackington Haven. Follow this road for approximately 1/4 mile and take the first right hand turn signposted Coxford and continue for a short distance whereupon the entrance lane leading to Coxford Meadow will be found on your right hand side with a name plaque clearly displayed.

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