



Bond
Oxborough
Phillips
Changing Lifestyles

2 The Grange
Lynstone
Bude
Cornwall
EX23 0PR

Asking Price: £475,000 Freehold



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01288 355 066
bude@bopproperty.com

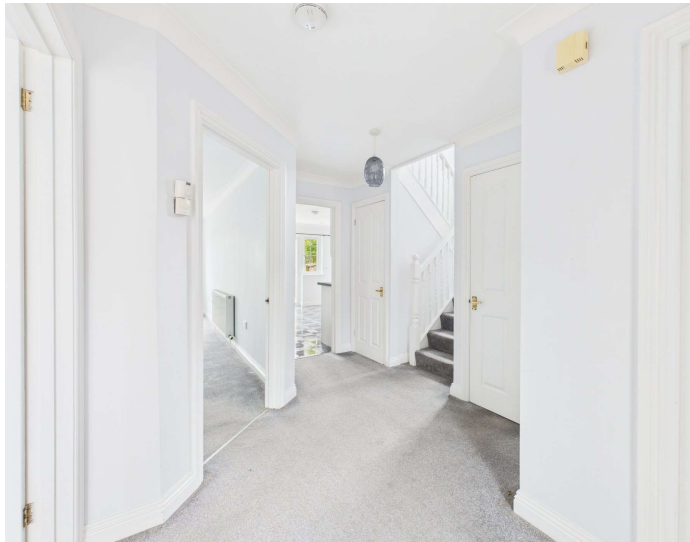
2 The Grange, Lynstone, Bude, Cornwall, EX23 0PR



- 4 bedroom semi-detached home in sought-after location
- Elevated position with town and countryside views
- Walking distance to Bude town centre, canal and beaches
- Spacious lounge and kitchen/diner with garden access
- Study/bedroom 5 and downstairs WC
- Principal bedroom with en-suite
- Built-in wardrobes to all bedrooms
- Integral garage and driveway parking
- Enclosed rear garden with paved terrace
- EPC Rating B
- Council Tax Band - E

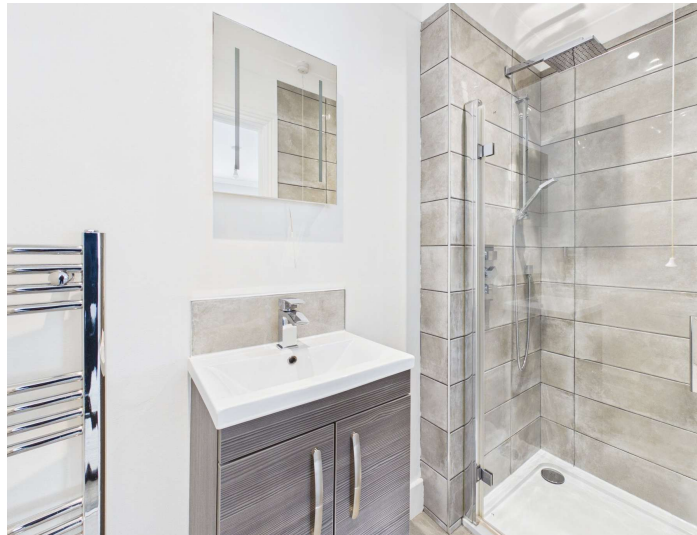


Situated within the popular Lynstone area of Bude, the property is conveniently positioned within easy reach of the town centre, local supermarkets, schools, leisure facilities and a range of independent shops, cafés and restaurants. The nearby canal and nature reserve provide pleasant walks towards the town and coast, whilst Bude's renowned sandy beaches, coastal paths and recreational amenities are also readily accessible. The area is well placed for exploring the North Cornish coastline and surrounding countryside, with the A39 providing connections towards wider North Cornwall and Devon.



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Internal Description

An exciting opportunity to acquire this spacious and well-presented 4 bedroom semi-detached residence, occupying a pleasant elevated position within the sought-after Lynstone area of Bude. The property enjoys a convenient setting within walking distance of the town centre, Bude Canal, beaches and the North Cornish coastline, whilst benefiting from attractive views across the town and surrounding countryside.

The accommodation is arranged to provide generous and versatile living space throughout, ideally suited to family occupation or those seeking a substantial coastal home. On the ground floor is a generous lounge, providing a welcoming space in which to relax, together with a superb kitchen/diner, ideal for everyday family life and entertaining, with patio doors opening out onto the rear garden. There is also a useful study/bedroom 5, providing excellent flexibility for those working from home or requiring additional guest accommodation, along with a downstairs WC and internal access to the integral garage.

To the first floor are 4 well-proportioned bedrooms, all benefiting from built-in wardrobes. The principal bedroom further enjoys the advantage of an ensuite shower room, with the remaining bedrooms served by a family bathroom. The first-floor accommodation provides comfortable and

practical space for family living, guests or those requiring additional room for home-working.

Externally, the property is approached over a driveway providing useful off-road parking. The enclosed rear garden provides an attractive area for outdoor dining, entertaining and family enjoyment, with a paved terrace adjoining the property and pleasant outlooks across Bude and towards the surrounding countryside.

The Grange is conveniently positioned on the outskirts of Bude, within easy reach of the town's wide range of amenities, including shops, supermarkets, restaurants, schools and leisure facilities. The canal towpath, beaches and South West Coast Path are also readily accessible, making this an ideal location for those wishing to enjoy both town and coastal living.

An internal viewing is highly recommended to appreciate the space, setting and lifestyle opportunity on offer.

Entrance Hall - 14'5" x 7'11" (4.4m x 2.41m)

Lounge - 21'7" x 11' (6.58m x 3.35m)

Kitchen/Diner - 15'1" x 11'4" (4.6m x 3.45m)

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Study/Bedroom 5 - 8' x 6'10" (2.44m x 2.08m)

WC - 3'1" x 6'6" (0.94m x 1.98m)

Integral Garage - 16'11" x 8'9" (5.16m x 2.67m)

First Floor Landing - 14'8" x 5'4" (4.47m x 1.63m)

Bedroom 1 - 11'7" x 10'8" (3.53m x 3.25m)

Ensuite - 3'5" x 8'8" (1.04m x 2.64m)

Bedroom 1 - 10' x 8'10" (3.05m x 2.7m)

Bedroom 3 - 9'6" x 10'3" (2.9m x 3.12m)

Bedroom 4 - 10'5" x 7'11" (3.18m x 2.41m)

Bathroom - 8' x 5'2" (2.44m x 1.57m)

Outside - To the front, the property is approached over a generous tarmac driveway, providing ample off-road parking and access to the integral garage. A paved path leads to the covered entrance porch, with a small gravelled area to the side providing a low-maintenance frontage. Pedestrian side access leads through to the rear garden.

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To the rear, the property benefits from an enclosed garden, providing a pleasant and private space for outdoor relaxation and entertaining. Immediately adjoining the house is a generous paved patio, offering ample room for garden furniture, outdoor dining and potted planting, with the remainder of the garden principally laid to lawn.

The garden is enclosed by timber fencing and includes a useful detached timber garden shed, ideal for storage of gardening equipment and outdoor furniture. A stepping-stone path leads across the lawn, while established shrubs and planted areas add a touch of greenery and colour to the setting.

Services - Mains water, electricity, gas and drainage. Gas fired central heating.

EPC Rating - B

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.



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Directions

From Bude town centre, proceed along The Strand and upon reaching the mini-roundabout turn right towards Widemouth Bay, continue along the Crescent over the bridge passing the Falcon Hotel on the right hand and proceed up the hill into Lynstone Road. At the top of the hill turn left, then turn right after a short distance into the Grange, whereupon the property will be found on the left hand side,

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.

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We are here to help you find and buy your new home...

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speak with one of our expert team who will be able
to provide you with a free valuation of your home.

Please do not hesitate to contact
the team at Bond Oxborough
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

