



Bond
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Changing Lifestyles

Bath Cottage
Woolley
Bude
EX23 9PP

Asking Price: £495,000 Freehold




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01288 355 066
bude@boproperty.com

Bath Cottage, Woolley, Bude, EX23 9PP

- DETACHED CHARACTER COTTAGE
- 4/5 DOUBLE BEDROOMS (1 ENSUITE)
- 3 RECEPTION ROOMS
- 2 BATHROOMS
- UTILITY ROOM
- COTTAGE GARDEN
- DETACHED BARN/GARAGE
- EPC - E
- COUNCIL TAX - E



An opportunity to acquire this deceptively spacious, well presented 4/5 bedroom detached family residence with a cottage garden, double garage/detached barn and parking. The property offers versatile and spacious accommodation and benefits from oil fired central heating and double glazing throughout. Briefly comprising of a kitchen, living/dining room, further sitting room, potential downstairs bedroom, utility room, downstairs shower room, 4 double bedrooms, 1 with ensuite and a family bathroom. The outside of the property provides a quaint cottage garden as well as detached barn/double garage which subject to planning and restrictions has great potential.



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The residence enjoys a most pleasant location within this tranquil rural hamlet nestled amidst open rural farmland and lying within the parish of Morwenstow which adjoins the rugged North Cornish coastline being famed for its many nearby areas of outstanding natural beauty and popular bathing beaches. The popular coastal town of Bude is some 10 miles and supports a comprehensive range of shopping, schooling and recreational facilities with its sandy bathing and surfing beaches lying close at hand providing a whole host of water sports and leisure facilities as well as many cliff top coastal walks etc. The bustling market town of Holsworthy lies some 14 miles inland whilst the port and market town of Bideford is some 15 miles in a north easterly direction on the A39 which is easily accessible from Bath Cottage which connects in turn to Barnstaple and the North Devon Link Road leading to Tiverton and the M5 motorway.



Property Description

Kitchen - 19' x 6'4" (5.8m x 1.93m)

This light and modern kitchen comprises of a range of shaker style base and wall units with square edge wooden worktops over and incorporating a butler sink with mixer tap. Space for range style cooker with extractor hood over. To the far end of the kitchen are further base units and space for a tall fridge/freezer. Breakfast bar. Window to front and side elevations. Door to side elevation.

Living Room - 24' x 14'11" (7.32m x 4.55m)

The Living room offers a versatile space and boasts character features throughout. A large inglenook fire place takes centre stage at one end of the room with original clome oven and to the other end is a further fire place with stone surround housing multifuel wood burner. Exposed beams throughout. Two windows to front elevation enjoying views over the garden. Front door providing access to garden. Ample space for a large living area as well as a dining space. Stairs to first floor landing.

Lounge/Diner - 20'3" x 10'3" (6.17m x 3.12m)

The sitting room enjoys a large box bay window with stone surround to the front elevation and a further window to the side elevation enjoying views over the garden. To the side is another entrance door providing a separate access allowing the current vendors to use this room as a self-contained space for a family member. The room provides ample space for a living area as well and room to comfortably fit a double bed.

Potential Dining Room/Bedroom 5 - 11'3" x 9'9" (3.43m x 2.97m)

The dining room offers a great space for a large dining table but lends itself to a variety of uses. The Current vendors have adapted this room to serve as a fifth bedroom. Window to side elevation.

Utility Room - 6'10" x 6'10" (2.08m x 2.08m)

A stone arch provides access to the utility room which offers space and plumbing for a washing machine alongside a small butler style sink, base and wall units giving plenty of storage. Window to rear elevation Door leading to Dining Room/Bedroom 5 and Shower Room.

Shower room - 6'10" x 3'3" (2.08m x 1m)

Comprising of a modern suite is a low level WC, pedestal hand wash basin and large shower cubicle with shower over and aqua boarding to water sensitive areas.

First Floor Landing - Access to 4 bedrooms. Store/airing cupboard. Cupboard housing oil fired boiler. Window to side elevation.

Bedroom 1 - 15'2" x 10'4" (4.62m x 3.15m)

Window to front elevation. Over stairs cupboard and a further built in wardrobe. Steps leading up to ensuite bathroom.

Ensuite - 15'2" x 6'5" (4.62m x 1.96m)

This large ensuite comprises of a low level WC, pedestal hand wash basin and a freestanding roll top bath. Exposed beams. Double doors providing access to eves storage. Frosted window to side elevation.

Bedroom 2 - 15'11" x 11'7" (4.85m x 3.53m)

This bedroom benefits from a dual aspect having windows to the front and side elevations. The current vendors use this bedroom as the master bedroom due to the garden/hamlet green views.

Bedroom 3 - 10'4" x 7'7" (3.15m x 2.3m)

Window to front elevation. Exposed beams.

Bedroom 4 - 15'8" x 7'7" (4.78m x 2.3m)

Window to rear elevation alongside a Velux window creates a further light and airy bedroom.

Bathroom - 6'6" x 6'4" (1.98m x 1.93m)

Comprising of a low level WC, pedestal hand wash basin and an enclosed panelled P shaped bath with shower over. Velux window.

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

Council Tax - Band - E

Property Description

Outside - The property benefits from a pretty cottage garden bordered by a wall boasting with mature flowers. The garden is mainly laid to lawn, with a gravelled area perfect for al fresco dining. The detached barn is located across from the property and offers ample parking in front with a useful log store and bicycle shed to the side of the barn.

Detached Barn/Garage - Currently the barn is used as storage. The double garage benefits from a large up and over door as well as light and power connected. The barn offers an open space on the ground floor with a window to the front elevation while upstairs offers a further open space with window to front and door to side elevation. The barn and double garage with a charming feel and subject to planning and restrictions could offer a great potential to be more. The Detached barn/garage has a separate power supply.



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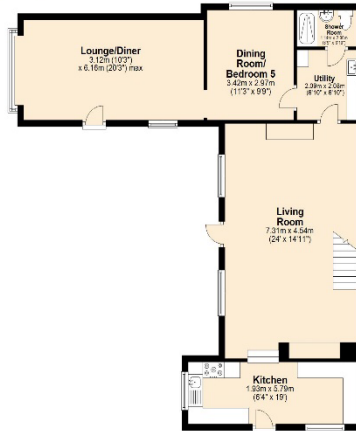
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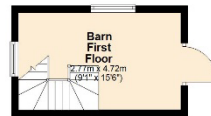
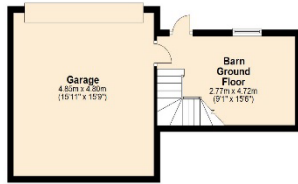
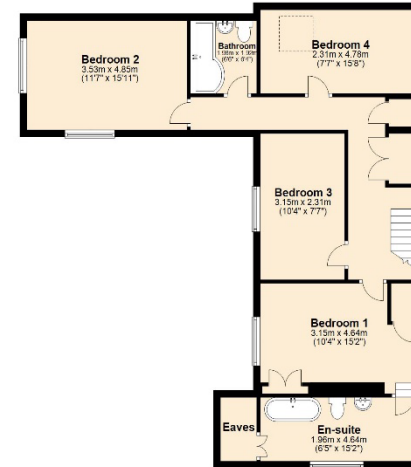
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Ground Floor
Approx. 115.5 sq. metres (1275.1 sq. feet)



First Floor
Approx. 97.1 sq. metres (1044.7 sq. feet)



Total area: approx. 215.5 sq. metres (2319.8 sq. feet)
Some Outbuildings Photos - Not to Scale
 Plans produced using P4 Plus

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 78 |
| (55-68) D | | |
| (39-54) E | 45 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

Directions

From Bude town centre proceed out of the town towards Stratton and upon reaching the A39 turn left signposted Bideford. Proceed for approximately 8 miles passing through the village of Kilkhampton and after passing Crimp take the second left hand turning signposted Woolley. Continue into the hamlet of Woolley, whereupon the property will be found straight ahead.

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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34 Queen Street
Bude
Cornwall
EX23 8BB
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Email: bude@bopproperty.com

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