



Bond
Oxborough
Phillips

Changing Lifestyles

Trencreek Cottage
St. Gennys
Bude
Cornwall
EX23 0AY

Asking Price: £450,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com



- 3 BEDROOM (1 ENSUITE)
- 4 RECEPTION ROOMS
- CHARACTER END TERRACE RESIDENCE
- VERSATILE AND SPACIOUS ACCOMMODATION
- NORTH CORNISH HAMLET LOCATION
- GENEROUS LANDSCAPED REAR GARDENS
- AMPLE OFF ROAD PARKING
- VIRTUAL TOUR AVAILABLE UPON REQUEST
- EPC: TBC
- COUNCIL TAX BAND: C



A superbly presented 3 bedroom (1 ensuite) in a most desirable North Cornish hamlet enjoying a spectacular setting with generous landscaped gardens affording stunning far reaching rural views. The delightful, versatile living space offers many original character features including flagstone slate flooring, picture rails and exposed beams. Woodgrain double glazed windows and doors throughout. Ample off road parking area. Virtual tour available upon request.



Entrance Hall - Slate flagstone flooring with staircase leading to split level landing.

Living Room - 15'8" x 9'11" (4.78m x 3.02m)

A light and airy reception room with feature fireplace housing multi fuel burner, double glazed sash window to front elevation.

Dining Room - 15'8" x 10'6" (4.78m x 3.2m)

Flagstone flooring with ample space for dining table and chairs. Double glazed sash window to front elevation. Leads to:

Kitchen - 10'10" x 8'6" (3.3m x 2.6m)

A fitted range of base and wall mounted units with work surfaces over incorporating 1 1/2 stainless steel sink drainer unit with modern mixer tap, range style cooker with extractor over, integrated fridge and Neff Dishwasher, flagstone flooring with exposed ceiling timbers and window to rear elevation.

Snug - 9'7" x 8'7" (2.92m x 2.62m)

Flagstone flooring with exposed ceiling timbers and Rayburn providing additional heating as well as serving as a secondary water heating source. Window and Door to:

Sun Room - 11'11" x 6'7" (3.63m x 2m)

Double glazed doors and windows overlooking rear landscaped garden. Door to:

Utility Room - 9'7" x 8'10" (2.92m x 2.7m)

Floor mounted oil boiler, space and plumbing for washing machine, tumble dryer, space for fridge freezer and oil tank. Door to:

Store Room - 9'8" x 8'5" (2.95m x 2.57m)

Useful storage area with window and door to front elevation.

First Floor Landing - A large split level landing with feature double glazed sash window to rear elevation overlooking the landscaped rear gardens. Built in airing cupboard with hot water cylinder.

Bedroom 1 - 14'11" x 11'7" (4.55m x 3.53m)

Generous double bedroom with two double glazed sash windows to front elevation.

Ensuite - 9'5" x 3'6" (2.87m x 1.07m)

Enclosed shower cubicle with mains fed shower over, pedestal wash hand basin, low flush WC and heated towel rail.

Bedroom 2 - 11'9" x 9'11" (3.58m x 3.02m)

Double bedroom with built in wardrobe and double glazed sash window to front elevation.

Bedroom 3 - 11' x 8'6" (3.35m x 2.6m)

Double bedroom with window to rear elevation.

Bathroom - 9' x 8'8" (2.74m x 2.64m)

A fitted suite comprising panel bath with mixer taps, enclosed corner shower cubicle with mains fed shower over, pedestal wash hand basin, low flush WC, heated towel rail and window to rear elevation.

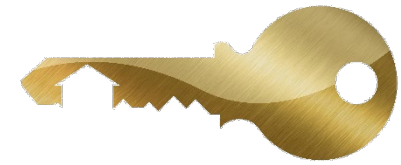
Outside - Front entrance is accessed via a pedestrian gate leading to a gravelled area bordered by a stone and brick wall. To the side of the cottage is an ample off road parking area with access into the store/utility room (formerly a garage) and with wooden vehicle gate leading to a further gravelled parking area. The generous enclosed rear gardens are principally laid to lawn with a variety of mature shrubs, flower beds and trees bordered by a brick wall providing a high degree of privacy. A further gravelled area adjoins the rear of the property providing an ideal spot for al fresco dining. Two useful sheds and summerhouse.

Services - Mains electricity and water. Private drainage (Water treatment plant). Oil fired central heating.

Council Tax - Band C

EPC - Rating TBC.





Have a property to sell or let?

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.

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.



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 before reaching Wainhouse Corner turn right signposted Trencreek. Follow the lane for about 1/2 a mile, and follow the road round to the left whereupon Trencreek cottage will be the last house on your right hand side.