



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Ovis  
Woodford  
Bude  
Cornwall  
EX23 9JL

**Asking Price: £950,000 Freehold**



Changing Lifestyles

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- 5 BEDROOM (3 ENSUITE)
- DETACHED PERIOD FARMHOUSE
- CHARACTER FEATURES WITH MODERN COMFORTS
- SUPERB VIEWS ACROSS THE HINTERLAND AND TO TREVOSE HEAD.
- CHARACTER FEATURES THROUGHOUT
- OUTBUILDINGS
- SITUATED ON APPROXIMATELY 9 ACRES
- EXTENSIVE OFF ROAD PARKING
- EPC: C
- COUNCIL TAX BAND: E



Situated in this secluded coastal location we are proud to present this immaculately presented 5 bedrooms (3 ensuite) detached character residence dating back to the 17th century set within its own generous grounds approaching 9 acres enjoying far reaching views along the coastline with Trevose Head visible from the top paddocks on a clear day. The property provides a fantastic blend of character features with modern comforts including Solar PV & Solar Thermal panels, wood pellet boiler and oil boiler offering flexibility for an owners living arrangements. A range of useful outbuildings include an adjoining shippon, boiler room, store, detached barn and Oak Framed car port. Viewings come highly recommended to appreciate the size and scope on offer with this incredible coastal residence.



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The property enjoys a pleasant and desirable location on the edge of this peaceful rural hamlet of Woodford lying within the rural and coastal parish of Morwenstow with its outstanding St Marks CE Primary School which has a fantastic reputation in the local area. Other places of interest include places of Worship, local pub and recreational facilities. The rugged North Cornish coastline is close by and is famed for its many areas of outstanding natural beauty and popular bathing beaches, whilst the popular coastal town of Bude which supports a comprehensive range of shopping, schooling and recreational facilities lies some 7 miles distant. The bustling market town of Holsworthy lies some 12 miles inland and the port and market town of Bideford lies some 20 miles in a north easterly direction and provides a convenient access to the A39 North Devon Link Road which connects in turn to Barnstaple, Tiverton and the M5 motorway.



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# Property Description

**Entrance Hall** - Entering via a composite front door. Exposed original stonework and slate flooring with original pine doors leading to:

**Lounge/Dining room** - 37'2" (11.33) x 15'10" (4.83) (max)"

A light and airy room comprising of a contemporary freestanding wood burner with feature slate back. A further painted stone fireplace housing wood burning stove with wooden mantel over. Engineered oak flooring throughout. Double glazed sash windows to the front elevation. Double glazed windows and sliding door to the side elevation overlooking the gardens with views across the hinterland.

**Bathroom** - 10' x 9'6" (3.05m x 2.9m)

Enclosed wooden panel bath with mains fed shower over, pedestal hand wash basin, low level WC. Slate flooring. Frosted window to the rear elevation.

**Kitchen** - 13'8" x 13' (4.17m x 3.96m)

Bespoke handmade kitchen comprising of a range of solid oak wall and base mounted units with solid oak work surfaces over incorporating inset Belfast sink, Mercury 1200 dual fuel range cooker with extractor hood over with stainless splashback, Liebherr fridge/ freezer/ wine cooler. Space and plumbing for dishwasher. Solid handmade oak upstand with matching central island with seating for two. Large feature fireplace housing oil fired burner with original bread oven.

**Conservatory** - 11'2" x 11' (3.4m x 3.35m)

UPVC double glazed windows with French doors opening onto the gardens. Offering superb views across the gardens and valley. Solid Roof with fitted sky lights. Underfloor electric heating.

**Side Hall** - Door from the kitchen steps down to the side hall, with door leading to outside. Original flagstone flooring. Further steps ascending to bedroom 5 with doors leading to:

**Sitting Room** - 13' x 10'8" (3.96m x 3.25m)

Feature wood burning stove with tile hearth. Wooden flooring. UPVC Double glazed sash windows to front elevation.

**Utility Room** - 14' x 8'3" (4.27m x 2.51m)

A range of fitted handmade wooden wall and base mounted units with wooden worksurface over incorporating inset Belfast sink, incut drainer. Space and plumbing for washing machine, tumble dryer. Matching handmade wooden upstand. Tiled flooring. UPVC double glazed windows to the rear elevation. Door to WC

**First floor Landing** - A split level landing with loft hatch access with pull down ladder. Doors leading to:

**Bedroom 1** - 17' x 14'10" (5.18m x 4.52m)

Spacious double bedroom with double doors opening out, offering stunning views across the gardens and surrounding hinterland. UPVC double glazed window to side elevation. Door to:

**Jack & Jill Bathroom** - 13' x 6'6" (3.96m x 1.98m)

Enclosed panel bath with telephone mixer tap, separate enclosed shower cubicle with mains fed shower over, pedestal hand wash basin, WC. Heated towel rail. Predominantly used as the en-suite to the main bedroom, but also has a further door onto the landing for general use when required.

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**Bedroom 2** - 14'2" x 9' (4.32m x 2.74m)

Double bedroom with double glazed sash windows. Views towards Trevoze Head. Door to:

**En-Suite** - 8' x 4' (2.44m x 1.22m)

Enclosed shower cubicle with mains fed drench shower over, semi pedestal hand wash basin and low level WC. Heated towel rail.

**Bedroom 3** - 11'1" x 8' (3.38m x 2.44m)

Double bedroom with double glazed sash window to front elevation.

**Bedroom 4** - 14'6" x 13' (4.42m x 3.96m)

Double bedroom with double glazed windows to the front and rear elevations.

**Bedroom 5** - 12' x 8' (3.66m x 2.44m)

Dual aspect double bedroom with double glazed windows to the front and rear of the property.

**En-Suite** - 7' x 6'9" (2.13m x 2.06m)

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

**Outside** - Entering via the 150m long private driveway with paddocks either side opening up to the gravel turning area, providing ample off road parking and leading to the triple car port. The paddocks are ideal for those with an equine interest with the upper field boasting the most exceptional views across the coast towards Trevoze Head. An orchard, vegetable garden with a large poly tunnel with some further small enclosures of land which formally was used as a pig pen.

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Surrounding the house is the informal garden mostly laid to lawn with a feature pond, patio area perfect for alfresco dining and cobbled walkways. The residence is situated approximately 9 acres in total.

**Shippoon** - 12'11" x 20'5" (3.94m x 6.22m)

Well suited as studio, office, or annexe the building currently is used as a hobbies room with a fitted wood burning stove.

**Boiler Room** - 12'11" x 14'1" (3.94m x 4.3m)

**Storage Area** - 11'8" x 14'1" (3.56m x 4.3m)

**Storage Building** - 10'1" x 18'11" (3.07m x 5.77m)

**Barn** - 11'9" x 35'5" (3.58m x 10.8m)

**Log Store** - 15'8" x 13' (4.78m x 3.96m)

**Car Port** - 18'6" x 27'7" (5.64m x 8.4m)

Three bay oak frame open fronted car port.

**Polytunnel** - 42' x 20' (12.8m x 6.1m)

**Services** - Private water and private drainage, also mains water supply. Mains electricity with solar PV panels providing feed in tariff on average £3000 per annum. Solar thermal panels aid the hot water. Central heating is provided by a choice of wood pellet boiler or oil fired central heating.

**Council Tax Band** - E

**EPC** - Rating C

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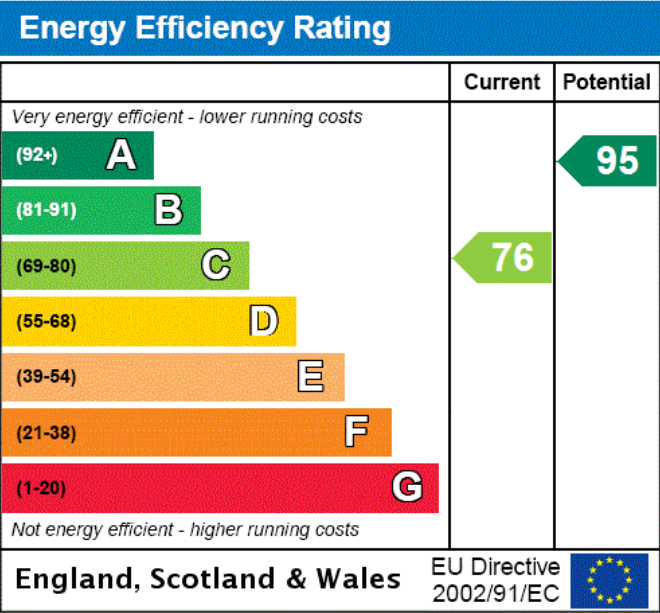


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**Directions**  
From Bude town centre proceed out of the town towards Poughill, proceed through the village and upon reaching Inches Shop turn left towards Stibb. Continue for approximately 2 miles and upon reaching Stibb turn left towards Duckpool. Proceed down the hill passing through Duckpool and up the steep hill the opposite side, whereupon the entrance lane leading to Ovis will be found on your right hand side with a name plaque clearly 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.

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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