



Bond
Oxborough
Phillips

Changing Lifestyles

Links Side Guest House
7 Burn View
Bude
Cornwall
EX23 8BY

Asking Price: £650,000 Freehold



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01288 355 066
bude@boproperty.com

Links Side Guest House, 7 Burn View, Bude, Cornwall, EX23 8BY



- WELL ESTABLISHED GUEST HOUSE
- PERFECTLY LOCATED OPPOSITE THE GOLF COURSE
- 8 BEDROOMS (8 ENSUITE)
- OWNERS ACCOMMODATION INCLUDING SEPARATE LOUNGE/DINING ROOM/STUDY/KITCHEN AND GROUND FLOOR BEDROOM WITH ENSUITE
- LARGE DOUBLE GARAGE TO REAR
- ENCLOSED SUNTRAP PATIO GARDEN
- WALKING DISTANCE OF BEACHES AND TOWN CENTRE AMENITIES



We are proud to present this superbly presented 8 bedroom (8 ensuite) guest house occupying a superb location along Burn View with views across the 18 hole golf course and a stones throw from popular local beaches, the town centre and all local amenities. The property is currently being run as a successful business but could equally suit as a main residence/ multi generational living home subject to the relevant planning permissions being obtained. Enclosed courtyard rear garden with large garage, Double glazed windows throughout with mains gas central heating. EPC Rating C. Council Tax Band for owner accommodation - A. Business Rates £6000 PA.



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The property enjoys a convenient and sought after central location within this popular coastal town set amidst the rugged North Cornish coastline being famed for its many nearby areas of outstanding natural beauty and popular bathing beaches providing a whole host of water sports and leisure activities together with many breathtaking clifftop coastal walks etc. Bude itself supports a comprehensive range of shopping, schooling and recreational facilities with its 18 hole links golf course and fully equipped leisure centre etc. The bustling market town of Holsworthy lies some 10 miles inland, whilst the Port and Market town of Bideford is some 28 miles in a north-easterly direction providing 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

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Entrance Porch - 9'8" x 2'11" (2.95m x 0.9m)

Entrance Hall - Staircase leading to first & second floors.
Door to WC.

Owners Accommodation

Living Room - 13' x 12' (3.96m x 3.66m)

Feature fireplace housing log burner and bay window to front elevation.

Kitchen - 20'5" x 8' (6.22m x 2.44m)

A fitted range of base and wall mounted units with work surfaces over incorporating stainless steel twin sink and drainer unit with mixer tap over, built in 5 ring gas hob with extractor hood over, eye level double oven, space for tall fridge freezer, space and plumbing for dishwasher. Floor mounted Worcester Gas boiler. Windows overlooking the courtyard gardens. Door to Owners Bedroom.

Dining Area - 12'6" x 9'11" (3.8m x 3.02m)

Useful built in storage cupboard. Exposed stone wall. Ample space for dining table and chairs.

Study/Rear Porch - 13'7" x 6'8" (4.14m x 2.03m)

Space and plumbing for washing machine. Windows and Door to outside.

Owners Bedroom - 12'8" x 9'1" (3.86m x 2.77m)

Double bedroom with window to side elevation overlooking the rear low maintenance gardens.

Ensuite - 8'9" x 4'3" (2.67m x 1.3m)

Large enclosed shower cubicle with mains fed drench shower over, heated towel rail, vanity unit with concealed

cistern WC and inset wash hand basin. Opaque double glazed window to side elevation.

Guest Accommodation

Guest Breakfast Room - 12'9" x 12'1" (3.89m x 3.68m)

Light and airy reception room with bay window to front elevation.

Bedroom 1 - 12'1" x 7'7" (3.68m x 2.3m)

Double bedroom with window overlooking the rear courtyard garden.

Ensuite - 7'10" x 4'2" (2.4m x 1.27m)

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

WC - 4'11" x 3'5" (1.5m x 1.04m)

Close coupled WC, wall hung corner wash hand basin.

First Floor Landing - Door to Store Room.

Bedroom 2 - 12'5" x 9'5" (3.78m x 2.87m)

Window to rear elevation.

Ensuite - 6'9" x 2'6" (2.06m x 0.76m)

Enclosed shower cubicle with electric fed shower over, low flush WC, pedestal wash hand basin.

Bedroom 3 - 12'11" x 9'5" (3.94m x 2.87m)

Double bedroom with double glazed sash window to front elevation enjoying superb views over the golf course and across the Flexbury side of Bude.

Ensuite - 6' x 4'6" (1.83m x 1.37m)

Enclosed shower cubicle with electric shower over, pedestal wash hand basin, low flush WC, heated towel rail, opaque double glazed sash window to front elevation.

Bedroom 4 - 12'10" x 12'1" (3.9m x 3.68m)

Double bedroom with double glazed sash window to front elevation enjoying superb views over the golf course and across the Flexbury side of Bude.

Ensuite - 6'1" x 4'8" (1.85m x 1.42m)

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

Bedroom 5 - 12'4" x 11'6" (3.76m x 3.5m)

Double bedroom with double glazed window to rear elevation.

Ensuite - 5'8" x 4'7" (1.73m x 1.4m)

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

Store Room - 8'9" x 7'11" (2.67m x 2.41m)

Useful storage room with windows to rear and side elevation.

Second Floor Landing - Useful built in store room with access to under eaves storage.

Bedroom 6 - 11'10" x 11'6" (3.6m x 3.5m)

Double bedroom with double glazed window to rear elevation.

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Ensuite - 5'4" x 5'2" (1.63m x 1.57m)

Enclosed shower cubicle with electric shower over, low flush WC, wall hung wash hand basin and heated towel rail.

Bedroom 7 - 11'11" x 9'3" (3.63m x 2.82m)

Double bedroom with window to rear elevation. Enclosed shower cubicle with electric shower over.

WC - 4' x 2'9" (1.22m x 0.84m)

Concealed cistern WC, wall hung wash hand basin.

Outside - Low maintenance rear courtyard gardens with pedestrian access to the useful garage and the rear service lane.

Garage - 21'2" x 14'1" (6.45m x 4.3m)

Roller vehicle entrance door. Power and light connected.

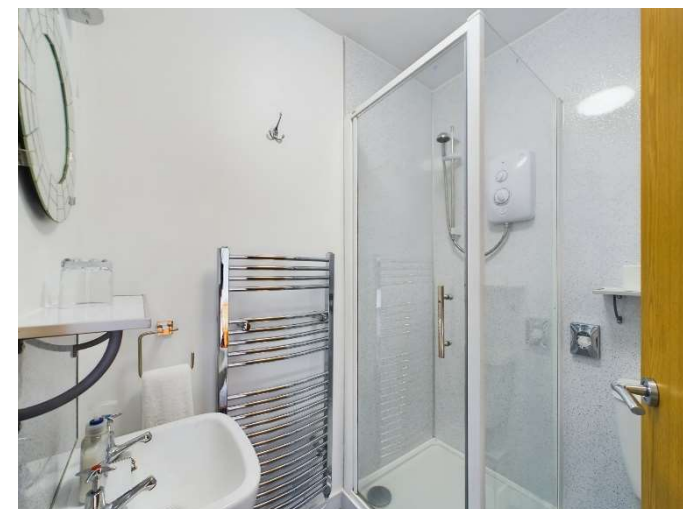
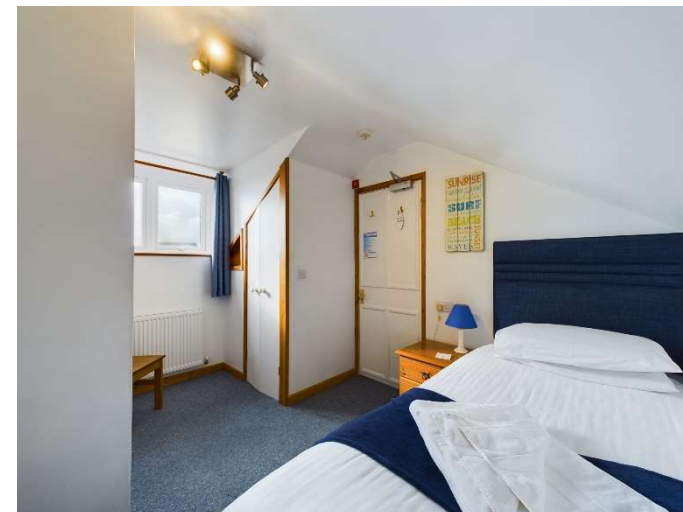
The Business - Links Side is a well established guest house run by the current owners, trading on a bed and breakfast basis closed January and February which has been deliberately traded up to the VAT threshold. The guest house enjoys very good ratings on TripAdvisor, Booking.com and Expedia. Further accounting information can be provided for any interested parties after a viewing.

Business Rates - £6000 per annum. Vendors are currently receiving small business relief, so there is nil charge at present.

Council Tax - Resident accommodation Band A.

EPC - Rating C

Services - Mains water, electricity, drainage and gas.



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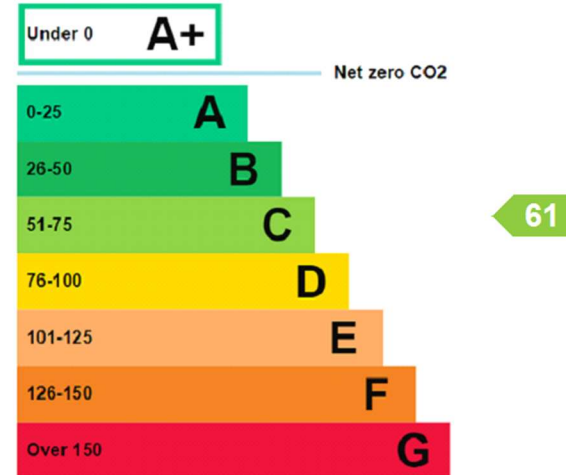
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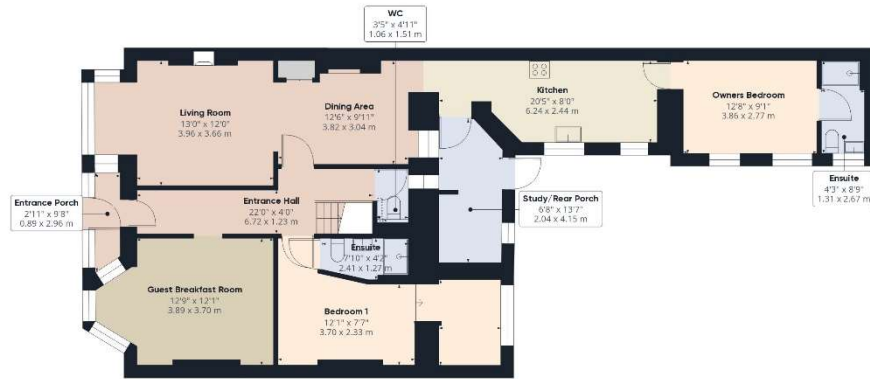
Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.



Approximate total area¹⁾
 2535.88 ft²
 235.59 m²

Reduced headroom
 21.45 ft²
 1.99 m²



(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.
 GIRAFFE360

Directions

From the Bude office by foot, turn right towards the top of Queen Street. Turn right and immediately left again into Burn View whereupon Links Side Guest House will be found on the left hand side after a short distance.

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

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