



Bond
Oxborough
Phillips

Changing Lifestyles

Willow End
Grimscott
Launcells
Bude
Cornwall
EX23 9LX

Asking Price: £500,000 Freehold



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bude@boproperty.com

Willow End, Grimscott, Launcells, Bude, Cornwall, EX23 9LX



- DETACHED BUNGALOW
- 2 RECEPTION ROOMS
- 3 BEDROOMS (1 ENSUITE)
- SPACIOUS ACCOMMODATION THROUGHOUT
- 0.5 ACRE PLOT
- MATURE GARDENS
- AMPLE OFF ROAD PARKING
- DOUBLE GARAGE
- TUCKED AWAY LOCATION
- EPC: D
- COUNCIL TAX BAND: E



Welcome to this delightful detached bungalow, set on a generous 0.5 acre plot tucked away in the North Cornish village of Grimscott. This spacious property offers a blend of comfortable living boasting three well-proportioned bedrooms, including a master bedroom with an en-suite. The light-filled interiors offer a warm and welcoming atmosphere, while the generous layout provides ample space for family living or entertaining guests. Outside, the property features a large double garage with a paved driveway, providing plenty of parking and storage options. The beautifully landscaped gardens offer a peaceful setting, with mature shrubs and lush greenery adding to the home's serene appeal. Whether you're enjoying a morning coffee on the patio or strolling through the gardens, this property invites you to experience the best of country living.



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Nestled within the picturesque landscapes of North Cornwall, the hamlet of Grimscott is surrounded by rolling fields, lush woodland, and unspoiled countryside, making it the perfect retreat for those seeking peace and seclusion. With a handful of traditional cottages, historic farmhouses, and quiet lanes, Grimscott retains a warm, close-knit community feel, ideal for anyone looking to embrace a quieter pace of life. The popular seaside town of Bude is just a 10-minute drive away, offering a range of amenities, boutique shops, eateries, and scenic beach walks. Bude's location also provides excellent access to the South West Coast Path, where walkers can explore miles of breathtaking coastal scenery. The bustling market town of Holsworthy is some 7 miles and the port and market town of Bideford is some 22 miles in a north easterly direction providing 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 - Large entrance hall with built in storage ideal as a coat/shoe cupboard.

WC - 6'6" x 4'10" (1.98m x 1.47m)

Vanity unit with inset wash hand basin, concealed cistern WC. Opaque glazed window to side elevation.

Living Room - 22'9" x 14'11" (6.93m x 4.55m)

A generous light and airy reception room with feature brick fireplace, double glazed UPVC window to front elevation and sliding door to the landscaped gardens. Leads to:

Dining Room - 12'10" x 12' (3.9m x 3.66m)

Dual aspect reception room with ample space for dining table and chairs. Double glazed UPVC window to side and sliding doors to rear elevation. Leads to:

Kitchen - 12'9" x 11'8" (3.89m x 3.56m)

A fitted range of base and wall mounted units with work surfaces over incorporating inset stainless steel dual sink unit with mixer tap, Neff 4 ring induction hob, high level Neff double oven/grill combi, built in fridge freezer and integral dishwasher. Window and stable door to:

Utility Room - 10'7" x 8'9" (3.23m x 2.67m)

Base and wall mounted units with work surfaces over incorporating composite 1 1/2 sink drainer unit with mixer tap. Space and plumbing for washing machine. Space for chest freezer. Double glazed UPVC windows overlooking the landscaped gardens and door to outside.

Inner Hall - Built in airing cupboard with sliding doors.

Bedroom 1 - 12' x 10'10" (3.66m x 3.3m)

Double bedroom with window to front elevation.

Ensuite - 6'4" x 5'6" (1.93m x 1.68m)

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

Bedroom 2 - 11'2" x 10'4" (3.4m x 3.15m)

Double bedroom with window to rear elevation.

Bedroom 3 - 13' x 8'10" (3.96m x 2.7m)

Double bedroom with window to side elevation.

Bathroom - 7'9" x 6'11" (2.36m x 2.1m)

Vanity unit with inset wash hand basin and concealed cistern WC, Panel bath with mixer taps and shower attachment. Heated towel rail. Opaque double glazed window to rear elevation. Built in airing cupboard housing pressurised hot water cylinder.

Outside - The property is approached via a shared entrance driveway leading to a paved off road parking area and access to the double garage. The generous mature landscaped gardens wrap around the residence, being principally laid to lawn with a cornucopia of trees, shrubs and flower beds with mature hedging bordering and providing privacy. Ornamental garden pond. To the side of the property is a paved patio area providing an ideal spot for alfresco dining. Rear garden with vegetable beds and gate leading to a separate lawn area with pathway leading to the garage and a useful greenhouse.

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Double Garage - 22'3" x 19'4" (6.78m x 5.9m)

Electric, remote control twin up and over vehicle entrance doors. Power and light connected. Window to rear elevation. Door to side.

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

EPC - Rating D.

Council Tax - Band E.

Mobile Coverage

EE ●
Vodafone ●
Three ●
O2 ●

Broadband

Basic
Ultrafast 13 Mbps
1000 Mbps

Satellite / Fibre TV Availability

BT ✓
Sky ✓
Virgin ✗



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| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | 91 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 57 | |
| (39-54) E | | |
| (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. After approximately ¼ mile take the right hand turn onto the A307 towards Holsworthy, continue for approximately 3 miles and upon reaching Red Post turn left signposted Kilkhampton. Continue for approximately 2 miles into Grimscott and take the second left hand turn onto West Street which leads to the village hall where after approx 25 yards the shared entrance lane leading to the property will be found on your 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.

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

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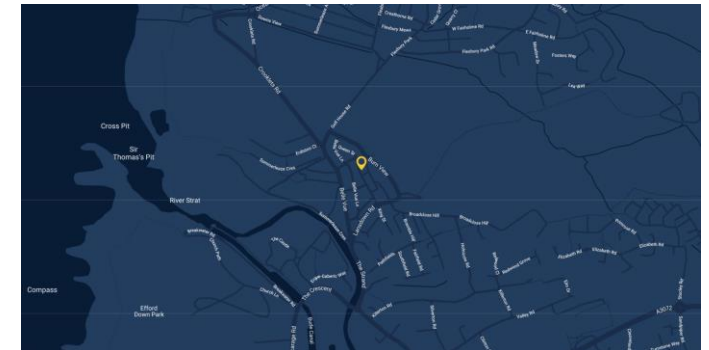
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