



Bond
Oxborough
Phillips

Changing Lifestyles

Coach House
Week St. Mary
Holsworthy
Cornwall
EX22 6UP

Asking Price: £220,000 Freehold



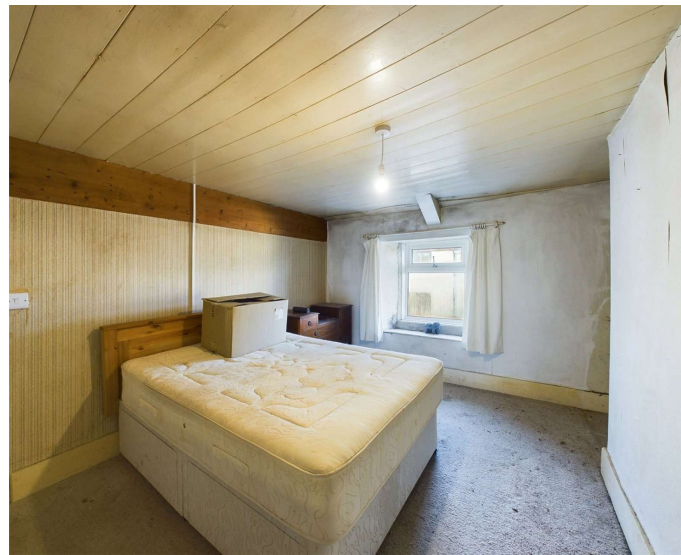
Changing Lifestyles

01288 355 066
bude@boproperty.com

Coach House, Week St. Mary, Holsworthy, Cornwall, EX22 6UP



- 4 BEDROOM
- 3 RECEPTION ROOMS
- SEMI DETACHED CHARACTER COTTAGE
- IN NEED OF REFURBISHMENT
- GARAGE
- ENCLOSED REAR GARDENS
- VIRTUAL TOUR ALSO AVAILABLE
- NO ONWARD CHAIN
- EPC: D
- COUNCIL TAX BAND: E



Changing Lifestyles

01288 355 066
bude@boproperty.com

CASH BUYERS ONLY. NO ONWARD CHAIN An opportunity to acquire a deceptively spacious 3 reception, 4 bedroom cottage requiring complete renovation throughout situated in the pleasant village of Week St Mary. The property is located only a 15 minute drive from popular surfing beaches/beauty spots and could provide a fantastic opportunity for a versatile family home with enclosed rear gardens backing onto farmland and an adjoining garage. Viewings strictly by appointment with Bond Oxborough Phillips. EPC TBC. Council Tax Band E.

The Coach House enjoys a pleasant elevated position within this sought after village with the benefit of its own village store and fantastic community. Bude on the North Cornish coast with its sandy surfing beaches and many amenities including popular Golf Course and Indoor Pool complex is some 6 miles, Cornwall's ancient capital of Launceston is some 13 miles as is the A30 dual carriageway providing a speedy link to Okehampton, Dartmoor, Exeter and the M5 motorway network beyond. Holsworthy with this popular weekly market is some 12 miles, Okehampton 30 miles and the cathedral city of Exeter some 50 miles.

Covered Entrance Porch

Entrance Hall - Staircase leading to first floor landing.

Sitting Room - 12'2" x 9'2" (3.7m x 2.8m)

Dining Room - 13'5" x 12'9" (4.1m x 3.89m)

Kitchen - 14' x 9'10" (4.27m x 3m)
Staircase leading to first floor.

Living Room - 14'3" x 14'2" (4.34m x 4.32m)

Lean to Rear Porch - 11'11" x 4'4" (3.63m x 1.32m)

First Floor

Bedroom 1 - 14'8" x 14'5" (4.47m x 4.4m)

Window to front elevation.

Bedroom 2 - 13'8" x 10' (4.17m x 3.05m)

Window to front elevation.

Bedroom 3 - Window to front elevation.

Bedroom 4 - 10'9" x 10'3" (3.28m x 3.12m)

Window to front elevation.

Bathroom - 11'5" x 5'2" (3.48m x 1.57m)

Panel bath with mixer taps and hand shower attachment, wet room area with electric shower over, low flush WC, pedestal wash hand basin. Opaque double glazed window to rear.

Outside - Located at the front of the residence are a set of double doors leading to the garage. Pedestrian gate to the side leads to the low maintenance enclosed rear gardens principally laid to gravel enjoying pleasant views over the surrounding countryside.

Agents Note - The property flooded in November 2023 with the vendors insurance company carrying out works throughout 2024 with damp proofing and tanking. The property flooded again in December 2024.

Council Tax - Band E

EPC - Rating E

Services - Mains Electric, Water and drainage.



Coach House, Week St. Mary, Holsworthy, Cornwall, EX22 6UP



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 the centre of Bude, proceed along Kings Hill to the A39, turning right towards Camelford. Continue for approximately 2½ miles and take the left hand turning at Box's Shop, signposted Week St. Mary. After approximately 1½ miles, turn right at the junction and follow the road into Week St. Mary. Upon entering the centre of the village, turn right and proceed to the top of the hill, whereupon the Coach House will be found after a short distance on the left hand side.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |