Grimscott

Bude

EX23 9LP

Asking Price £350,000

- DETACHED FAMILY HOME
- 3/4 BEDROOMS
- GENEROUS LOUNGE
- SEPARATE DINING OR BEDROOM 4
- 3 FIRST FLOOR DOUBLE BEDROOMS
- OIL FIRED C/H AND DOUBLE GLAZED
- COURTYARD GARDENS
- 2 USEFUL STONE OUTBUILDINGS
- 15 MINUTE DRIVE OF BEACHES
- NO ONWARD CHAIN

Millerson
millerson.com

Tenure - Freehold

Council Tax Band - C

Floor Area - 1356.25 sq ft

3

1

2

E53

DESCRIPTION

This delightful detached family home will appeal to a variety of buyers including those looking for a bolt hole or potential for airbnb, being so close to North Cornwall's rugged coastline and spectacular beaches. Built, we believe, around 1840 as a Chapel and then a school, the current vendors have greatly improved the spacious accommodation on offer, which is double glazed and oil fired centrally heated throughout. As you enter the property the front entrance porch has an ecclesiastical feel with high arched entrance and timber entrance doors into the hallway, throughout are many period features such as high ceilings, exposed wide timber floorboards and deep window sills. The entrance hall then leads to a separate dining room which could be utilised as a study or bedroom 4. A large lounge with feature brick fireplace housing woodburning stove, kitchen/breakfast room and a useful rear porch leading to outside. All the ground floor principle rooms are double aspect. On the first floor a generous landing gives access to three sizeable double bedrooms and a family bathroom with shower and bath. Outside, access to the side leads to a courtyard garden, ideal for al fresco dining and incorporating two useful stone outbuildings, perfect for storage of water sport equipment such as surfboards and general storage, one housing the oil fired boiler and one houses the oil storage tank. At the front of the property, set back is a further useful small store shed.

In all, due to its location, this property will appeal to those looking for a family home being convenient to the towns of Bude, Holsworthy and Launceston, or for those looking for a second home, bolt hole, or airbnb/guest house. Offered with no onward chain.

LOCATION

Situated in the heart of this small hamlet of Grimscott with a strong community, village hall and playground, being only 6 miles from Bude, a bustling coastal town with a wide range of shopping and recreational facilities, together with schools for all ages. Summerleaze, Crooklets and Widemouth Bay are spectacular cornish surfing beaches with Sandymouth Bay, worthy of a visit. Kilkhampton is the nearest self-contained vilage offering various shops including a Butcher, small supermarket, public houses and post office. Tamar Lakes is within a short drive offering scenic walks and a variety of water sports. Nearby town of Holsworthy is just 7 miles, the port and market town of Bideford is some 26 miles providing convenient access to the A39 north Devon link road which connects in turn to Barnstaple, Tiverton and the M5 motorway. Launceston is only 16 miles connecting you to the A30 and into Cornwall.

THE ACCOMMODATION

(all measurements are approximate)

GABLED ENTRANCE PORCH

Composite front door. Panelled walls. Timber part glazed doors into;

ENTRANCE HALL

Stairs rise to first floor. Door to;

DINING ROOM/BEDROOM 4

17'6" max narrowing to 11'1" x 11'7" (5.35m max narrowing to 3.38m x 3.55m)
Double aspect windows to front and rear. Telephone point. Radiator.

LOUNGE

17'6" x 15'3" max. (5.35m x 4.66m max.)
Double aspect windows to front and rear. Radiator. Deep understairs cupboard. Attractive brick fireplace with display shelves, housing large woodburner. Further timber door into;

KITCHEN/DINER

18'1" x 11'8" (5.53m x 3.58m)
Double aspect windows to front and side. Timber fronted wall and base units under roll edge worksurfaces incorporating single drainer sink unit. Belling Classic range cooker, extractor over. Tiled splashback to walls. Space for fridge. Space for washing machine. Electric fuse board in cupboard. Recessed display shelves. Space for freezer. Radiator. Timber door to;

REAR PORCH

Shelving. Door to outside.

FIRST FLOOR LANDING

Window to front. Radiator. Built in airing cupboard with hot water cylinder and cupboard above. Further built in cupboard with hanging rail and shelf. Exposed floorboards.

BEDROOM 1

17'7" x 10'0" plus recesses. (5.38m x 3.06m plus recesses.)
Double aspect windows to front and rear. Recesses to either side of fireplace ideal for wardrobes. Exposed timber floorboards. Radiator.

BEDROOM 2

15'3" x 11'3" max. (4.67m x 3.44m max.)
Window to rear. Exposed timber floorboards. Radiator. Built in wardrobe with hanging rail and cupboard above.

From the landing two steps down lead to;

BEDROOM 3

13'9" x 10'2" (4.20m x 3.11m)
Window to side. Radiator.

BATHROOM
9'3" x 8'2" (2.83m x 2.49m)
Obscure window to front. Vanity basin unit with cupboards below and low level wc with concealed flush. Shower cubicle with electric shower over. Tiled bath. Fully tiled walls. Radiator.

OUTSIDE
To the front of the property is an area of hardstanding. Parking is available on street. A small STORE SHED is located to one side and to the other is a path and gate leading to the rear. The gardens are paved with areas of gravel, plenty of space for dining al fresco and for potted plants. Giving access to two stone outbuildings;

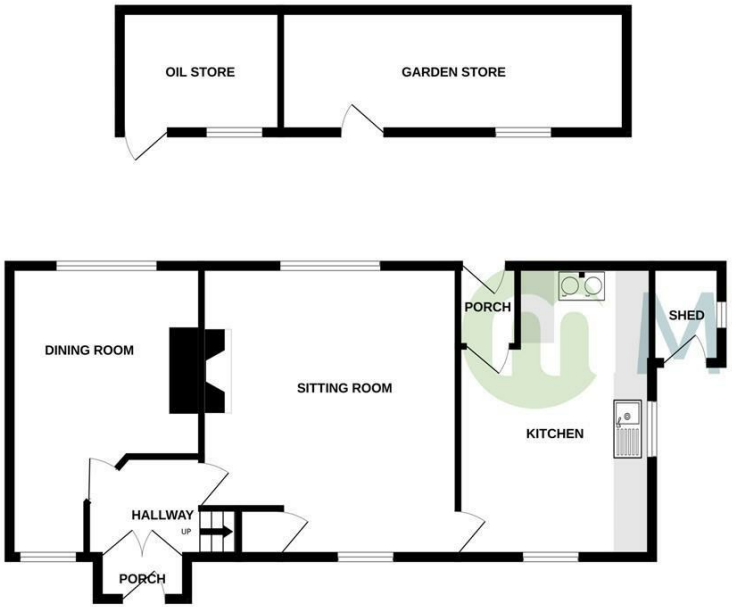
OUTBUILDING 1
20'5" x 7'7" (6.24m x 2.32m)
Timber door and two windows to front. Shelving. Power and light connected. Floor mounted GRANT OIL FIRED BOILER.

OUTBUILDING 2
9'4" x 7'6" (2.85m x 2.31m)
Currently housing the OIL STORAGE TANK. Light connected. Timber door and window.

SERVICES
Mains water, mains electricity and mains drainage. Fibre Broadband available.

LOCAL AUTHORITY
Cornwall Council. Council Tax Band C.

GROUND FLOOR
892 sq.ft. (82.9 sq.m.) approx.

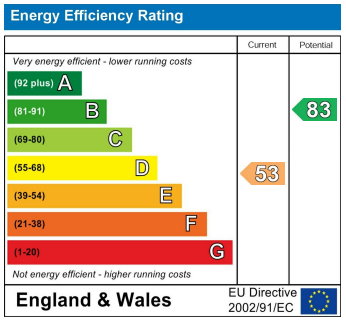


1ST FLOOR
673 sq.ft. (62.5 sq.m.) approx.

Millerson

TOTAL FLOOR AREA : 1565 sq.ft. (145.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023



Directions To Property

What3Words:
///chitchat.pokers.handyman
Travelling from Launceston, follow the B3254 until you reach Red Post, here cross the A3072 and continue towards Kilkhampton into the village of Grimscott, where the property will be found on the right hand side.

Contact Us

Millerson Estate Agents
6a High Street
Launceston
Cornwall
PL15 8ER
E: launceston@millerson.com
T: 01566 776055
www.millerson.com

Valuation Request

SCAN ME!

Millerson
millerson.com