

STAGS

Rosewyn

Rosewyn Tresmorn

Crackington Haven, Bude, EX23 0NU

Crackington Haven - 2 miles Bude - 10 miles Launceston - 19 miles

Sea views and just over 1.1 acres of gardens and grounds, this 3 bedroom detached cottage enjoys a lovely coastal setting.

- Sea and coastal views
- Garage/workshop & outbuilding
- Sitting room with wood burner
- Front study area
- Freehold
- Just over 1.1 acres of gardens
- Oil fired central heating
- Kitchen and breakfast room
- 3 first floor bedrooms
- Cornwall Council Tax Band - D

Offers In Excess Of £450,000

SITUATION

The property occupies a delightful position within the sought-after hamlet of Tresmorn within an A.O.N.B, enjoying a superb coastal setting between the popular destinations of Crackington Haven and Widemouth Bay. This stretch of North Cornwall coastline is renowned for its dramatic cliffs, unspoilt beaches and excellent walking opportunities along the South West Coast Path. The nearby towns of Bude offers a comprehensive range of shopping, schooling and recreational facilities, together with its well-regarded sandy beaches and golf course. Inland, the historic market town of Launceston provides further amenities and convenient access to the A30, offering excellent transport links into Devon and beyond. The nearby village of Wainhouse Corner has a pub, and useful shop for day to day amenities with a pub and community shop also located at Crackington Haven.

DESCRIPTION

This detached three bedroom cottage enjoys an enviable position with sea views to the west, adjoining open fields and attractive countryside views. Set within just over 1.1 acres of grounds, the property offers a rare opportunity to acquire a home in such a picturesque and peaceful setting.







The gardens and land provide a sense of space and privacy, whilst also offering considerable potential for further landscaping or creating a small paddock, for instance. Internally, the property does need updating throughout and the vendor has informed us that the cottage is stone built to the ground floor, with a brick built first floor, under a slate roof.

ACCOMMODATION

The accommodation is arranged over two floors. On the ground floor there is a kitchen, breakfast room, sitting room with wood-burning stove, front-facing study and a bathroom. On the first floor are three bedrooms, comprising two doubles and a single, with the double bedrooms and landing enjoying the finest of the coastal and countryside views. The property benefits from oil-fired central heating, predominantly uPVC double-glazed windows, together with some timber sealed unit glazing.

OUTSIDE

The property has ample off-road parking, together with a useful garage/workshop and an agricultural-style timber store, which could equally serve as additional covered parking if required. An attached store provides useful additional space for storage or hobbies and houses the boiler and hot water cylinder, which is accessed via another driveway, offering further parking. There is small stone built outbuilding to the front, ideal for storage.

The gardens lie informally around the cottage, extending into wider grounds that offer excellent potential for further enhancement. The land, in all extending to approximately 1.179 acres, provides a high degree of privacy, siding onto open farmland and enjoying those great views.

SERVICES

Main electricity, water and private drainage Oil fired central heating and wood burning stove. The property does have its own well. Broadband availability: Ultrafast and Standard ADSL, Mobile signal: voice and data variable availability (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWING

Strictly by prior appointment with the vendors' appointed agents, Stags.

DIRECTIONS

Heading from Bude, turn right at Wainhouse Corner towards Crackington Haven. Then take the right turn signposted Dizzard/Millook. Drive until seeing a left turn signposted Tresmorn, turn left here and the property is found just on the right hand side.

What3words - ///topping.squeezed.eased

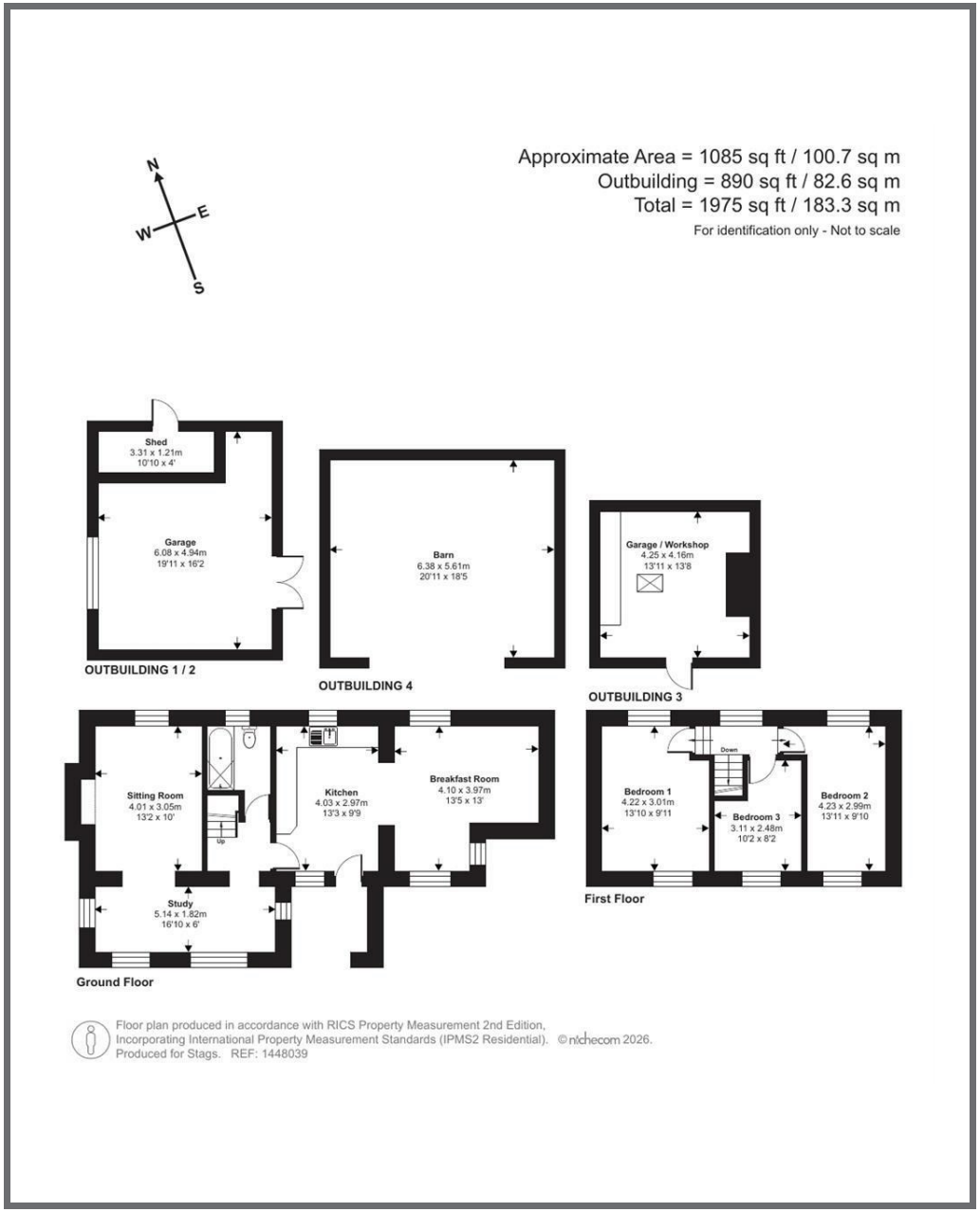


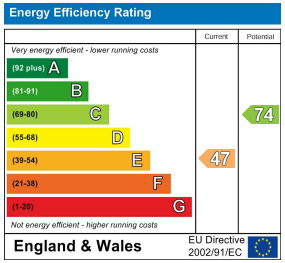




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.







Kensey House, 18 Western Road, Launceston, PL15 7AS

launceston@stags.co.uk

01566 774999