



Bath Cottage, Woolley, Nr Bude, North Cornwall. **£295,000**

A charming and spacious renovated character cottage with detached stone and slate barn with attached double garage - four good size bedrooms, three reception rooms, refitted kitchen/breakfast room, 2 bathrooms and ground floor shower room, immaculate presentation throughout, annexe potential – small enclosed garden.

- Four bed detached cottage
- Three reception rooms
- Small front gardens
- Detached barn & garage
- 2 bathrooms & shower/wc
- Potential for annexe

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Bath Cottage

Woolley

EX23 9PP

SITUATION

This lovely Cornish cottage can be found in the rural hamlet of Woolley with the North Cornish coastline only a few miles away. Whilst the property is set within this peaceful hamlet the A39 is only a quarter of a mile away which in turn provides excellent access to Barnstaple, Tiverton and the M5 motorway. The coastal town of Bude is some 9 miles and has a substantial range of shops, schools, recreational facilities and three sandy beaches. The comprehensive village of Kilkhampton can be found approximately 4 miles away and offers a traditional range of amenities which include Post Office, two village stores, butchers, bakers, fish and chip shop, two public houses and an excellent school.

ACCOMMODATION

Door to:

SITTING ROOM 24'1 x 14'6

A super reception room with a central uPVC double glazed door with windows to each side each with a window seat beneath. Stone fireplaces to each end of the room, one with the original cloam oven (this fire is not currently in use), the other housing a multi fuel burner with a slate and tiled hearth and brick wood storage box to the side with shelving above. Exposed timbers to ceiling, partial wood panelling to walls, radiator, T.V. point and staircase to the first floor.

KITCHEN & BREAKFAST ROOM 20'8 X 8'6

A finely refitted kitchen with a good range of matching wall and floor mounted cupboards, wood work surfaces above, Belfast sink, mixer tap. Breakfast bar, Rangemaster oven with stainless steel extractor above, space for fridge / freezer, radiator, recessed lighting, tiled floor, dual aspect uPVC double glazed windows and stable door leading to outside.

UTILITY ROOM 7 X 6'9

Plumbing for washing machine, wall and floor mounted cupboards, tiled floor, uPVC double glazed window to the rear elevation and built-in storage cupboard.

SHOWER ROOM

Refitted white suite with double shower with a Bristan mixer unit, pedestal wash basin and close coupled W.C. Tiled floor, radiator and extractor fan.

STUDY / PLAY ROOM 17'2 X 10'11

uPVC double glazed window, exposed ceiling timbers, radiator and T.V. point.

DINING ROOM 15'3 X 10'1

A light and airy room with uPVC double glazed window to the front elevation and door leading out to the front of the cottage. Radiator.

FIRST FLOOR LANDING

Access to roof space. Double opening cupboard housing unvented water cylinder for high pressured system with slatted shelving to the side. Further cupboard housing a wall mounted Grant oil boiler serving the central heating and hot water systems. Radiator, smoke alarm, recessed spot lighting, partial

wood panelled walls and uPVC double glazed window.

BEDROOM ONE 15'11 X 10'1

A light and airy double room with dual aspect uPVC double glazed windows with some views to open country. Wood panelled ceiling with exposed joists and radiator.

BEDROOM TWO 14'6 X 12'2

With uPVC double glazed window to the front, radiator and built-in wardrobe.

EN-SUITE 14'6 X 8'6

A finely refitted white suite with roll top bath having ball claw feet, pedestal wash hand basin and close coupled W.C. Radiator, partial wood panel walls, recessed lighting, extractor fan and access to eaves storage.

BEDROOM THREE 11'11 X 8'1

Front aspect uPVC double glazed window and radiator.

BEDROOM FOUR 15'4 X 7'9

With a vaulted ceiling having Velux window, further window to the rear and radiator.

BATHROOM

Refitted white suite comprising shower bath with a Bristan unit with shower attachment and oversized shower head, pedestal wash basin and close coupled W.C. Radiator, extractor fan, Velux window.

OUTSIDE

To the front of the cottage is an attractive garden enclosed by stone walling with pedestrian gate opening onto a paved path having gravelled and lawn areas to each side and access leading up to the front entrance. On the opposite side of the lane is a detached:-

DETACHED BARN 15'9 X 9'4

Two storey stone barn with potential for a variety of uses subject to planning consents having a single room on each level. Power and lighting, uPVC double glazed windows and adjacent:-

DOUBLE GARAGE 16'4 X 16'2

Up and over door. Power and lighting.

SERVICES - Mains water, electricity and drainage, oil.



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