



Tresan





# Tresan

Wainhouse Corner, Bude, EX23 0AZ

Crackington Haven 2.8 miles - Boscastle 6.6 miles - Bude 7.9 miles

A superbly presented detached home, situated less than 3 miles from the North Cornish Coast

- Popular hamlet location
- Open plan kitchen /diner
- Off road parking
- Freehold
- Flexible accommodation
- 5 Bedrooms
- Garden
- Council Tax Band: E

## Offers In Excess Of £389,950

### SITUATION

The property is situated in the heart of North Cornwall, with easy access of the A39 connecting the Cornish Towns of Wadebridge, Camelford and Bude. The hamlet of Wainhouse Corner provides every day essentials with a convenient store and Post Office, along with the popular Old Wainhouse Inn. Bude offers extensive sandy beaches, superb coastal walks along the spectacular North Cornish coastline or a more sedate walk beside the historic Bude canal. The town is served by several supermarkets and offers a wide choice of restaurants, cafes, a variety of shops, and many leisure activities close at hand.

### DESCRIPTION

A well presented detached house, offering spacious accommodation throughout and comprising; 4 bedrooms (2 en suite), sitting room, kitchen/dining room, utility, bathroom, ground floor WC, off road parking for multiple vehicles and an enclosed rear garden.





## ACCOMMODATION

Front door via a covered storm porch to a double height entrance hall with stairs rising to the first floor.

The open plan kitchen / dining room comprises a range of eye and base level units, electric four ring hob with Bosch electric oven and extractor hood, sink, integrated dishwasher and space for free-standing American style fridge/freezer. The dining area offers ample space for a large dining table. A door from the kitchen leads to the utility room with space and plumbing for white goods and a downstairs cloakroom with WC, wash hand basin and heated towel rail. From the utility room is access to a downstairs bedroom with an ensuite shower room.

The spacious sitting room enjoys a triple aspect with a bay window, French doors to the garden and an open fireplace with a stone surround.

Stairs rise to the first floor with 3 double bedrooms and a family bathroom comprising a shower, bath, wash hand basin and WC. Bedrooms 1 and 2 enjoy delightful views over the surrounding countryside with bedroom 1 also benefiting from a walk in wardrobe and ensuite shower room.

## OUTSIDE

To the front of the property is a brick-paved driveway which offers parking for multiple vehicles. The fully enclosed rear garden offers a private and low maintenance space with a patio and steps to a level lawn.

## AVAILABLE BY SEPERATE NEGOTIATION

The yard and garage next to the property is available by separate negotiation and benefits from planning permission for 2 houses. Planning application number: PA23/02668. For further information, please contact Stags Launceston office.

## SERVICES

Mains electricity, water and drainage. Oil fired central heating. Solar Panels. Broadband availability: Superfast and Standard ADSL, Mobile signal coverage: Voice and Data available (Ofcom). Please note the agents has not inspected or tested these services.

## VIEWINGS

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

## DIRECTIONS

From Bude continue on the A39 towards Wadebridge. After approximately 8 miles, continue through Wainhouse Corner turning left at The Wainhouse Inn, the property can then be found on your left.

What3words.com - [///rental.yesterday.routes](#)





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.

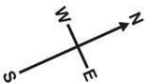


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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

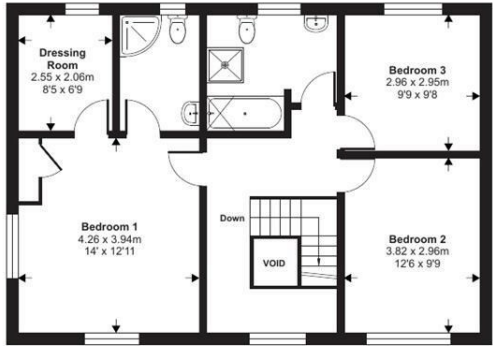
launceston@stags.co.uk

01566 774999

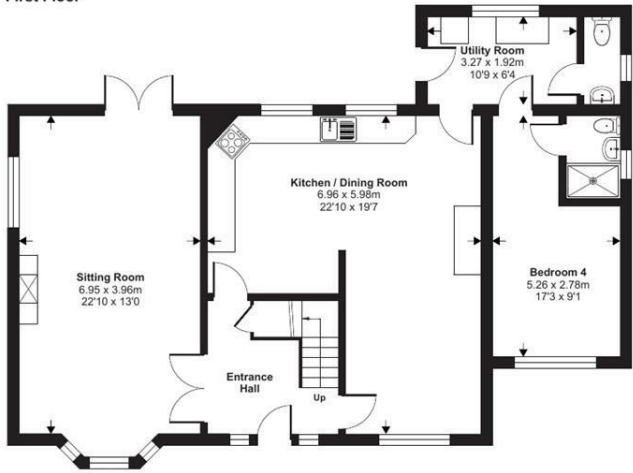


Approximate Area = 1789 sq ft / 166.2 sq m

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Stags. REF: 1233354



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London