

Brocksmoor

Widemouth Bay, Bude, Cornwall, EX23 0DF

3 Bedroom Private House

5 Bedroom Self-Contained Letting Accommodation

Heated Swimming Pool

Approximately 4.8 Acres, including Paddock

Located close to Beaches

Camping site with Hook-ups



LOCATION

Brocksmoor is located close to the beach and Atlantic Ocean on the edge of the village of Widemouth Bay which lies approximately 3 miles to the south of Bude on the North Cornish coast.

Widemouth Bay is approximately 65 miles to the west of Exeter, 50 miles north east of Truro and 30 miles from Padstow.

Access to the motorway network can be found either via the A39 connecting with the A361 and M5 at Tiverton approximately 70 miles distant, or at Exeter.

Mainline railway stations are found at Exeter or Tiverton Parkway.

Widemouth Bay itself is a renowned surfer's beach and is a popular tourist destination which, with nearby Bude, is known for its attractive beaches and surrounding coastline.

Close to Brocksmoor are a variety of amenities including a substantial caravan park and beach-side facilities.

DESCRIPTION

Brocksmoor comprises 2 properties, being Brocksmoor House and Little Brocksmoor. A 3-bedroom residential property over 2 floors with open plan living room and kitchen, along with a single storey 5-bedroomed property which includes living room and sitting room along with kitchen/dining room.

This ring-fenced site extends to approximately 4.9 acres, including a paddock to the north. The site benefits from an open-air heated swimming pool, along with a small camping/caravan site.



ACCOMMODATION

Brocksmoor House

Front Lobby	(2.74m x 13.57m)
Living Room with fire	(3.5m x 3.66m)
Sitting Room	(6.65m x 3.66m)
Games Room	(4.4m (5.6m max into Bay) x 4.29m)
Bedroom 1	(3.54m x 3.64m)
En-suite	(1.75m x 0.98m)
Bedroom 2	(3.34m x 3.62m)
En-suite	(1.74m x 0.98m)
Bedroom 3	(3.62m x 4.74m max (3.02m min))
En-suite	(1.58m x 2.06m max)
Bedroom 4	(4.08m max (3.43m min) x 3.65m)
En-suite	(1.98m 1.48m)
Bedroom 5	(3.65m x 7.8m max (5.67m min))
En-suite	(1.68m x 1.98m)
Store	(5.33m x 1.74m)
Disable WC/Nappy Change	(2.65m x 1.42m)
Kitchen Area	(2.78m x 5.0m)
Dining Area	(5.15m x 3.8m max (2.79m min))
Utility Area	(2.76m x 1.53m)
W/C	(1.53m x 1.21m)
W/C Area 1	(2.63m x 1.52m)
W/C Area 2	(1.2m x 1.13m)
Airing Cupboard	(1.68m x 1.37m)

All bedrooms within Brocksmoor House are either double or twin.



ACCOMMODATION

Little Brocksmoor

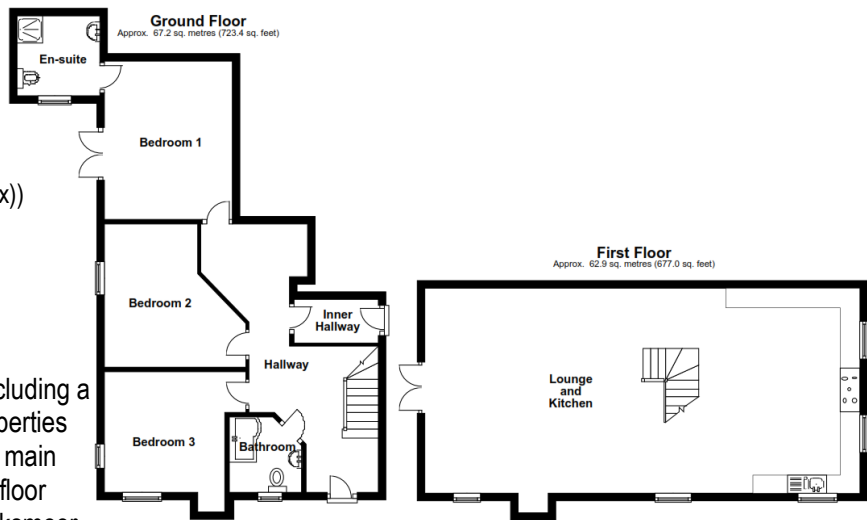
Ground-floor Bathroom	(1.94m x 2.45m max)
Bedroom 1	(3.94m x 3.41m)
En-suite	(2.69m x 2.21m)
Bedroom 2 (Front)	(3.67m x 3.16m)
Bedroom 3 (excl. wardrobe)	(2.79m x 2.67m min (3.8m max))
Kitchen/Living Room	(5.5m x 11.49m)
External Utility Room	(2.49m x 1.41m)

EXTERNAL

The site in total extends to approximately 4.8 acres, including a paddock with separate access from the road. Both properties also have their own driveway. The grounds around the main houses are predominantly laid to lawn area with a first floor decking area leading from the living room of Little Brocksmoor.

LEGAL COSTS

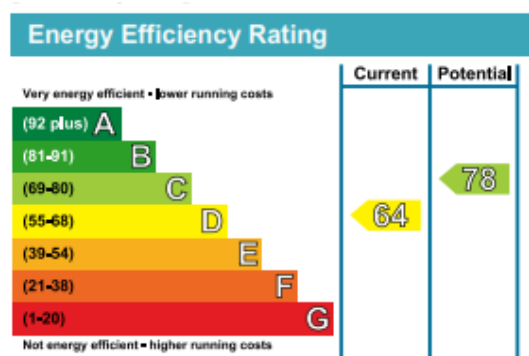
Each party to bear its own costs.



EPC Brocksmoor Hotel



EPC Little Brocksmoor





RATEABLE VALUE

The rateable value on Brocksmoor House is £4,600. Little Brocksmoor is council tax band D.

FIXTURES AND FITTINGS

Further details available on request.

SERVICES

The property benefits from mains electricity and water. There is a shared private pumping station with a mains drainage connection. The pumping station is shared with Widemouth Manor Hotel with a split on maintenance and running costs of 80% to the hotel and 20% to Brocksmoor.

Brocksmoor benefits from the addition to the roof space of solar panels, which give an approximate annual income of £3,500-£4000. This benefit is to be passed to the purchaser. Full details can be made available upon request.

TERMS OF AVAILABILITY

The property is available Freehold in its entirety, and we are inviting offers within the region of £695,000.

VIEWING & FURTHER INFORMATION

Property inspection and viewing strictly by appointment.

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