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Leverlake Cottage (Duplicate)



Beach 0.6 miles - Bude 3.3 miles -  
Crackington Haven 7.9 miles

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**A charming non-listed thatched cottage with a detached studio and 1 acre of off lying land, less than a mile from the beach.**

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- Charming detached thatched cottage
- Separate garden studio with shower room
- Short distance to Widemouth Bay beach
- Non-listed
- Characterful living spaces with wood burner
- 2/3 bedrooms and 3 bath/shower rooms
- Beautiful landscaped gardens
- Off road parking
- Council Tax Band: D
- Freehold

**Guide Price £450,000**



### SITUATION

The property is located near the popular coastal village of Widemouth Bay with amenities including pubs, restaurants, busy seaside cafes and a thriving surf shop. Bude is just 3 miles away with a variety of shops and amenities including supermarkets, doctors, dentists and veterinary surgeries. There are good educational facilities and a choice of sporting and leisure activities. The A39 Atlantic Highway is within 1 mile of the property and connects Wadebridge on the Camel Estuary to the south, and Bideford and the North Devon Link Road to the north. To the east, 23 miles away, is the town of Launceston on the North Cornwall / Devon border with access to the A30 which connects Truro and Exeter.

### DESCRIPTION

A delightful detached period thatched cob cottage, full of charm and character, set within beautifully landscaped gardens and approximately 1 acre of additional land just a short distance from the beaches at Widemouth Bay.

The accommodation is well-appointed and thoughtfully arranged, blending traditional features with modern comforts.

### ACCOMMODATION

This attractive home is arranged over two floors, complemented by landscaped gardens and a detached garden studio, providing useful extra space or a home office.

Internally, the property boasts a cosy sitting room with wood burner and slate hearth, a bright dual-aspect dining room, and a well-equipped kitchen with vaulted ceiling and exposed beams. There are 2 bedrooms, including a generous principal room with views over the garden, along with three well-appointed bath/shower rooms.

The home retains many charming period features throughout, including exposed timbers, slate and wooden flooring, and vaulted ceilings in the two attic rooms which offer useful storage space.

### OUTSIDE

The property is approached via a gravel driveway offering parking with further parking at the far end of the garden via an additional entrance. The gardens are beautifully landscaped and predominately laid to lawn with an array of well stocked flower beds, multiple sheds and a greenhouse. There is a charming rear courtyard filled with mature rose bushes and a gravelled seating area for one to sit out and enjoy the rural position of the property. The extra land is located just a short walk down the road, located on the other side of the road, with gated access into a well enclosed field of just one acre, with some outbuildings in situ.

### SERVICES & AGENTS NOTE

Main electricity. Private drainage via a septic tank. Private water via borehole. Broadband availability: Superfast and Standard ADSL, Mobile signal coverage: Voice and Data limited (Ofcom). Please note the agents have not inspected or tested these services. Agents Note:

1. Flood Risk - Surface water high risk.
2. The vendors will be placing an overage clause of £20,000 on the land, for further information please contact the Launceston Office.

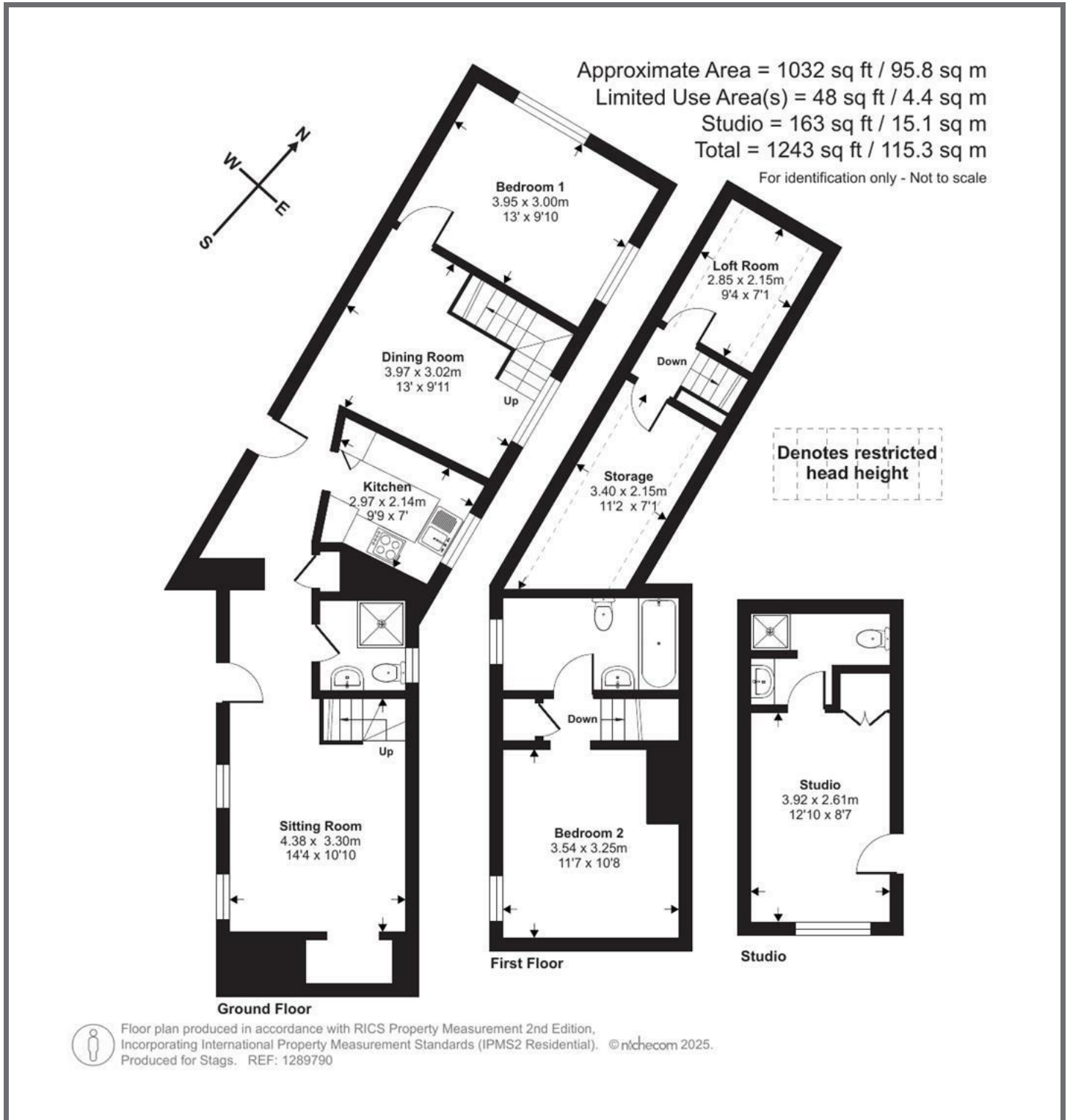
### VIEWINGS

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

### DIRECTIONS

What3words.com: ///amid.pirate.typically





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
(92-100) A			92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		50	
(1-20) G			
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales			

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