

Coxford Lodge







Coxford Lodge,

St. Gennys, Bude, Cornwall, EX23 0NS

Crackington Haven 1.3 miles - Bude 9.8 miles - Launceston 19.1 miles

---

A beautifully designed and individually built six-bedroom coastal home enjoying an elevated position, superb sea views and generous, flexible accommodation in the highly sought-after parish of St Gennys.

- Impressive individually designed 6 bedroom home
- 4 bathrooms, including 3 bedroom en-suites
- Excellent kitchen/breakfast room with central island
- Integral double garage, workshop space and generous parking
- Freehold
- Superb elevated coastal position with sea views
- Spacious sitting room and formal dining room
- Potential for self-contained annexe
- Landscaped gardens, extensive patios and established planting
- Council Tax Band: G

Offers In The Region Of £975,000

Stags Launceston

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

01566 774999 | launceston@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk

STAGS

@StagsProperty

SITUATION

The property occupies a particularly attractive elevated position within the coastal parish of St Gennys, just north of the much-loved seaside village of Crackington Haven. The area is renowned for its dramatic coastline, sandy beaches, rolling countryside, and wonderful walking opportunities. Crackington Haven offers a popular beach, a public house serving food, and two cafés, while Higher Crackington benefits from a community shop and village institute.

The North Cornish coastline provides a superb setting for the property, with Widemouth Bay to the North and the historic harbour village of Boscastle and legendary Tintagel to the South. The nearby town of Bude provides an excellent range of everyday amenities, together with its beaches, canal, shops, restaurants and leisure facilities.

The A30 can be accessed at Launceston, providing links towards Exeter and the national road network, whilst Okehampton railway station provides a useful mainline rail connection. The location therefore combines a peaceful coastal environment with relatively convenient access to the wider region.

DESCRIPTION

Coxford Lodge represents an exciting opportunity to acquire a substantial, individually designed coastal home in one of North Cornwall's most desirable locations, combining excellent family accommodation, flexible living space, impressive gardens, and outstanding sea views. This impressive architect designed home has been thoughtfully conceived and constructed by reputable local builders and tradespeople, with the project overseen by our client throughout. The result is a substantial and well-presented property offering excellent levels of natural light, generous proportions, and a particularly strong connection to its coastal surroundings.The house is of timber-frame construction and is exceptionally well insulated, contributing to an EPC rating of B. UPVC double-glazed windows are fitted throughout, while a Grant boiler supplies the central heating to the property.

ACCOMMODATION

The accommodation is arranged over two floors and provides six bedrooms and four bathrooms, together with spacious reception and family areas. The house has been designed with a number of light and spacious hallways, porches and landings, culminating in an attractive first-floor gallery. This makes a wonderful sitting area from which to enjoy the sunshine and views towards the sea.

The principal reception room is a particularly generous sitting room, whilst the formal dining room provides an excellent space for entertaining. The impressive kitchen/breakfast room forms a natural heart to the house, with a central island, Quartz work surfaces and a range of quality integrated appliances.

The master bedroom suite is dual aspect, taking full advantage of the elevated position with superb sea and coastal views. It incorporates built-in storage and an en-suite bathroom. Two further bedrooms also benefit from their own en-suite facilities, providing excellent accommodation for family and guests.

The property also offers potential for annexe-style accommodation, if required. The existing utility room could potentially be adapted to provide a kitchen, whilst one of the first-floor bedrooms could serve as a sitting room, subject of course to any necessary consents and alterations.













OUTSIDE

The property is approached over a tarmacadam driveway, providing ample parking and turning in front of the house. Retaining walls and well-stocked, established flowerbeds create an attractive and welcoming approach.

The landscaped front garden is accessed through a particularly charming wisteria-covered archway, beyond which are mature shrubs and established planting, providing colour, structure and privacy around the house.

Large paved patios extend to the other sides of the property, providing attractive and relatively low-maintenance outdoor spaces from which to enjoy the sunshine at different times of the day. To the rear is a useful aluminum storage shed on a concrete base. The elevated position also allows good countryside views in most directions, with the coastal outlook providing a particularly special aspect.

The integral double garage has an electrically operated automatic door, concrete floor and ample workshop space, providing excellent provision for vehicles, hobbies, storage and equipment.

SERVICES

Mains electricity and water. Private drainage via septic tank. Oil fired central heating. Broadband availability: Ultrafast and Standard ADSL, Mobile signal: voice and data varied availability (Ofcom).

VIEWINGS

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

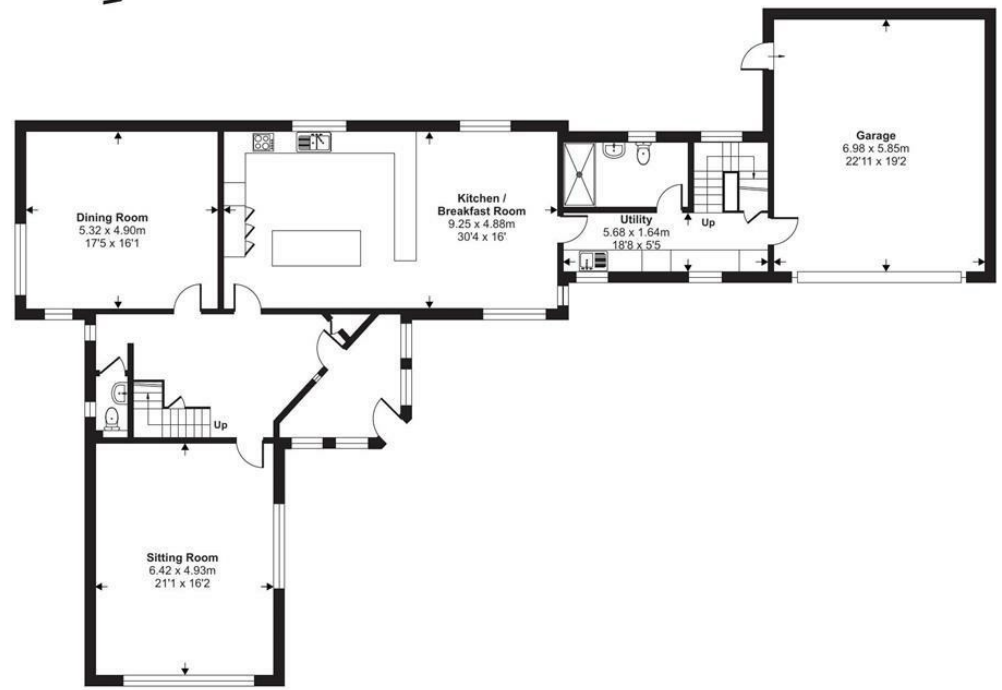
DIRECTIONS

From Wainhouse Corner, take the road signposted Crackington Haven, in approximately 1.7 miles turn right at the Methodist Chapel, then the entrance to Coxford Lodge will be found on the right hand side.

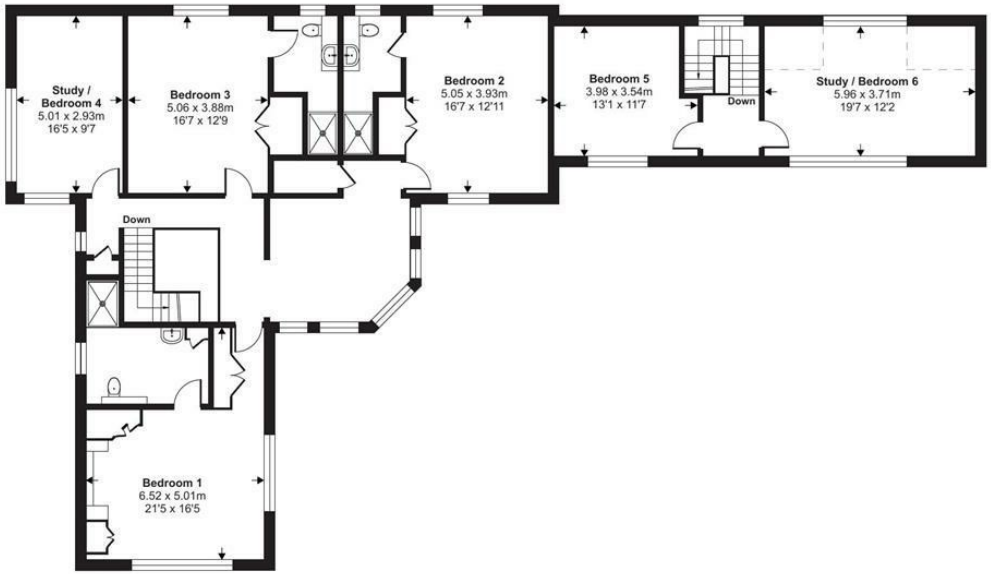
What3words.com - ///rhino.people.wires

Approximate Area = 3542 sq ft / 329 sq m
Limited Use Area(s) = 45 sq ft / 4.1 sq m
Garage = 440 sq ft / 40.8 sq m
Total = 4027 sq ft / 373.9 sq m
For identification only - Not to scale

Denotes restricted head height



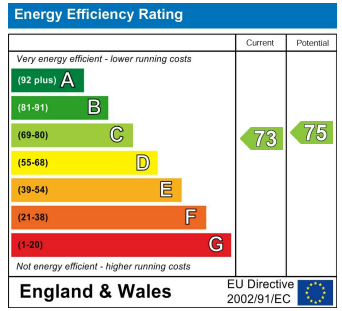
Ground Floor



First Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1512012





STAGS

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.










STAGS