Flanders House

Crackington Haven, Bude, Cornwall

STRUTT & PARKER

BNP PARIBAS GROUP

A charming four bedroom house with beautiful gardens, set in an exceptional position on the North Cornish coast

An attractive double-fronted family home occupying a superb position on a headland above the popular coastal village of Crackington Haven. The property dates from 1600's and offers wealth of period details including sash glazing, some exposed beams and original fireplaces. The property enjoys a generous plot and is within striking distance of the beach, local amenities and the road network.

- **4 RECEPTION ROOMS**
- **4 BEDROOMS**
- **2 BATHROOMS**
- **GARAGE & SHED/STORE**
- **0.7 ACRES**
- **FREEHOLD**
- **COASTAL/ RURAL**
- **2,562 SQ FT**
- **GUIDE PRICE £895,000**

The property

A welcoming entrance hall leads through to the principal reception rooms which comprise a comfortable sitting room with an original open fireplace, and an adjacent dining room which also features a fireplace fitted with a woodburning stove and French doors that open onto the front terrace. Adjoining the sitting room is an excellent studio space with a useful sink and a door to the front garden. At the rear, a library provides additional reception space, complete with bespoke shelving and a door leading to an inner hallway that connects to a family shower room and well-equipped utility room. With access doors to both the front and rear, this section of the house offers the potential for a self-contained annexe, providing flexible living arrangements. The kitchen is equipped with a range of base units, complementary granite work surfaces, a breakfast bar, a Belfast sink, and modern integrated appliances. The ground floor accommodation is completed by a cloakroom.

Stairs rise from the entrance and rear halls to the first floor, which features a generous principal bedroom with a feature open fireplace and fitted storage, and a spacious adjacent family shower room. Also on this floor are three further well-proportioned bedrooms—one with a fireplace and fitted storage—and a family bathroom. The rear-aspect rooms all benefit from Velux glazing, providing plenty of natural light.

Outside

Set within a sizeable 0.7 acre plot, Flanders House is approached via a private rear driveway, offering ample parking space and access to a garage and log store. Beyond a stone-walled pedestrian gate lies a beautifully landscaped wraparound garden, featuring a mix of level and gently sloping lawns, vibrant cottage-style borders, a peaceful garden pond, two wells, an established orchard and a useful shed/store with mains water and power connected. Beyond the orchard is an additional area of land that has its own entrance and access. Numerous seating areas can be found around the grounds while a spacious front aspect terrace provides the perfect setting for entertaining and al fresco dining. Mature specimen trees and shrubs create a sense of privacy and seclusion, while framing the wonderful views across the surrounding countryside.

Location

Nestled within the Cornwall National Landscape, Crackington Haven is a hidden gem on Cornwall's north coast. The popular seaside village has a local shop, café, pub, a beautiful sandy beach and access to the Southwest Coast Path which offers breathtaking walking, cycling and riding routes along the coast. The popular town of Bude is 11 miles away, offering a comprehensive range of amenities including supermarkets, independent shops, pubs, restaurants, a leisure centre and an 18-hole links golf course. The historic town of Launceston, approximately 17 miles away, offers an even greater number of facilities.

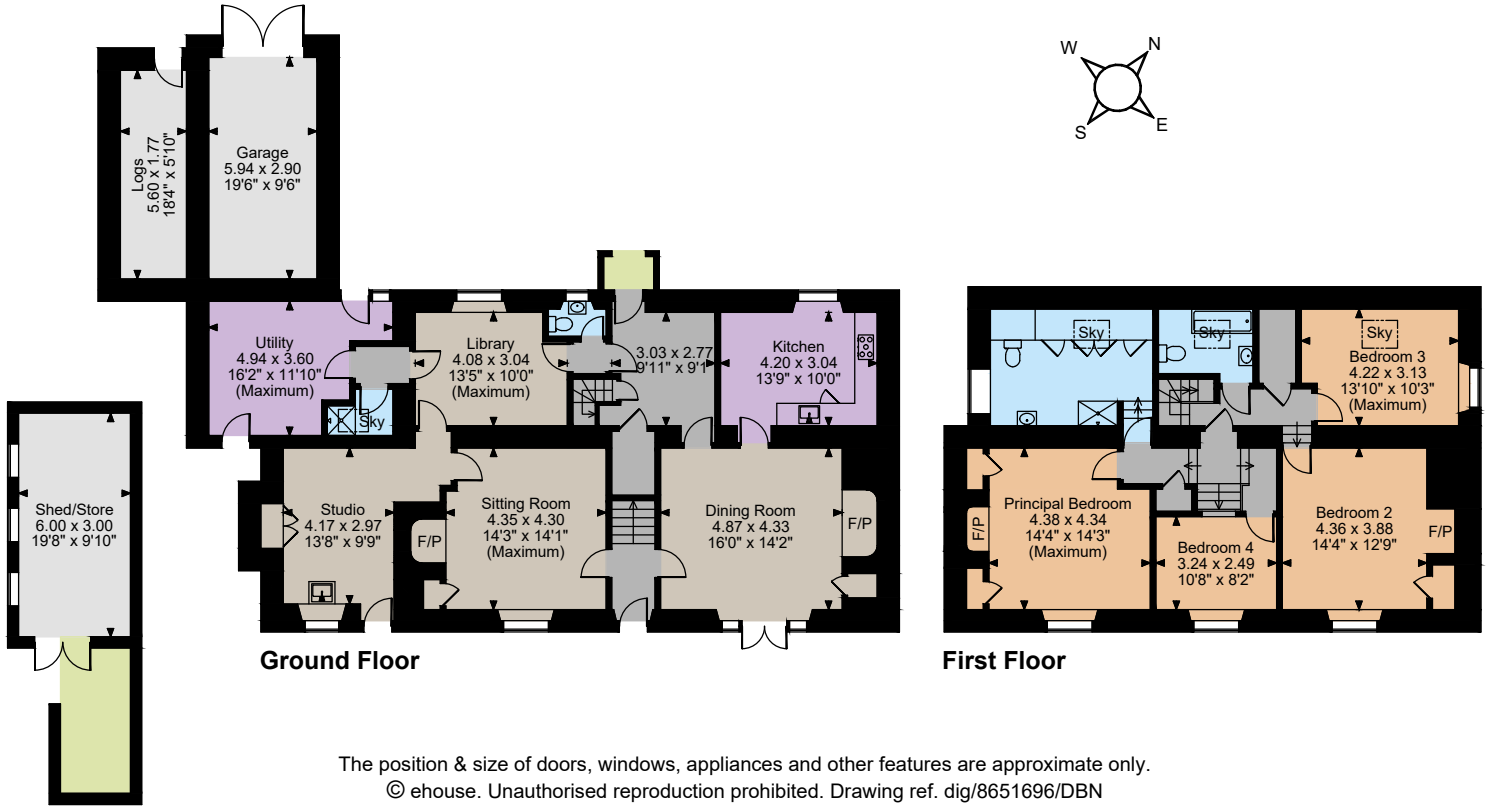
Communication links are excellent: the A39 Atlantic Highway is about 3 miles away, offering an easy link west along the Cornish Coast and east towards Devon. Bodmin Parkway mainline station offers regular services London Paddington and Cornwall Airport provides an ever-increasing number of domestic and international flights.

Distances

- Crackington Haven beach 0.5 miles
- A39 Atlantic Highway 3.3 miles
- Widemouth Bay 8.5 miles
- Bude 11.3 miles
- Launceston 17.5 miles
- Bodmin Parkway mainline station 24.9 miles
- Cornwall Airport 32.8 miles

Nearby Schools

- Bude Primary Academy
- Boscastle Community Primary School
- Budehaven Community School
- St. Petroc's
- St Joseph's School
- Shebbear College
- Launceston College



The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

Main House internal area 2,562 sq ft (238 sq m)
Garage internal area 185 sq ft (17 sq m)
Shed/Store & Logs internal area 301 sq ft (28 sq m)
Total internal area 3,048 sq ft (283 sq m)
For identification purposes only.

Directions

EX23 0JQ
what3words: ///crash.roosters.screaming - brings you to the driveway

General

Local Authority: Cornwall Council **Services:** Mains electricity and water. Private drainage which we understand is compliant with current regulations.
Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/
Council Tax: Band F **EPC Rating:** F

NB: The property is being sold subject to an overage agreement-please contact the office for further information. **Wayleaves and easements:** the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

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