



D. R. Kivell
COUNTRY PROPERTY

Bennetts Court

Whitstone, Nr Bude, Cornwall



Bennetts Court

Whitstone, Cornwall, EX22 6UD

Bude 8 Miles Holsworthy 9 Miles Exeter 52 Miles



5+3+2+2+2+1 Bedrooms



3+1+2+1+1+1 Reception Rooms



3+1+1+1+1+1 Bathrooms



EPC D55+E47+E47+E52+G12+G18



10.9 Acres

Versatile country estate close to the north Cornish coast with a spacious 5 bedroom house, 5 residential / letting cottages. Landscaped gardens, swimming pool, outbuildings, barns with potential. 10 acres of paddocks. Far reaching sea views.

Bennetts Court is situated on the edge of the rural village of Whitstone which has a local shop and country store. The popular north Cornish coastal resort of Bude is 5 miles to the northwest and Holsworthy is 9 miles to the southwest both offering day to day facilities, primary and secondary education and a variety of shops including a Waitrose supermarket. Launceston, approximately 11 miles to the southeast, has access to the A30, leading on to the M5 at Exeter.



Bennetts Court is a versatile country estate conveniently located close to the north Cornish coast and enjoys far reaching countryside and sea views. The main house provides very well presented spacious and adaptable accommodation with 5 bedrooms, 3 reception rooms and the potential to create a studio annexe. The 5 cottages are currently used as popular self-catering holiday lets and also offers flexibility for full residential use.

Bennetts Court House

The exceptionally well presented accommodation benefits from double glazed windows and oil fired central heating and briefly comprises: Conservatory; spanning almost the full length of the rear elevation. Entrance Hall; stairs rise to the first floor, sitting room; wood laminate flooring, French Doors opening to the front garden. Kitchen / Breakfast room; fitted wall and base units with black granite effect worksurfaces, inset sink and drainer, inset hob, extractor above, fitted Neff oven and Samsung microwave, matching island / breakfast bar with wooden worksurfaces. Cloakroom; w/c and wash basin. Dining Room; a dual aspect room with windows to the front and rear stairs lead to; Sitting Room; a triple aspect room, views over the gardens surrounding countryside and the sea beyond, woodburning stove.

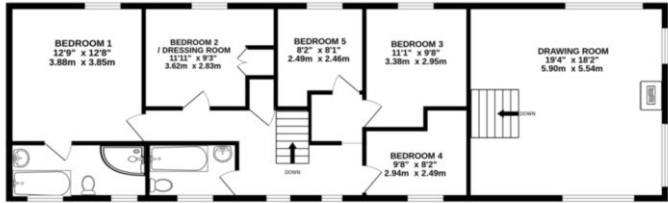


On the Lower Ground Floor; Utility / laundry room; potential to create a studio annexe, fitted storage cupboards, utility area with fitted wall and base units under roll top worksurfaces, stainless steel sink and drainer, space and plumbing for washing machine and tumble dryer. Shower room; tiled floor and walls, electric shower, w/c and wash basin.

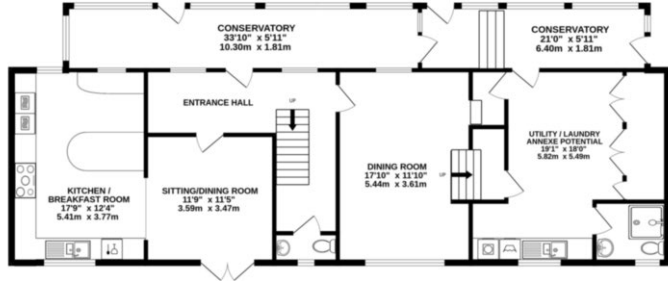
On the First Floor, landing with windows overlooking the front garden, airing cupboard, master bedroom; window to the rear garden with views to the sea. Ensuite; jacuzzi style bath, shower enclosure, w/c, wash basin, heated towel rail. Bedroom 2 / Dressing Room; built in and fitted wardrobes. Bathroom; bath with shower above, wash basin and w/c. Bedroom 5; a double room with views to the sea. Bedroom 3; views over the rear courtyard and surrounding farmland. Bedroom 4 / Study; overlooking the front garden.



1ST FLOOR



GROUND FLOOR



TOTAL FLOOR AREA: 2293sq ft (213.0 sq m) approx.
Measurements are approximate. Not to scale. Reproduce purposes only.
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The Cottages

The popular cottages are very well presented and benefiting from oil fired central or electric heating and double glazed windows. Bluebell, Primrose, Foxglove and Bramble Cottages are in a terrace with laundry and boiler room to the side, Willow cottage is a single storey detached barn conversion.

Bluebell Cottage (Sleeps 5)

On the ground floor: Entrance hall, Bedroom 1; twin bedroom, built in wardrobe. Bedroom 2; single room. Bathroom; bath with shower over, wash basin and w/c. On the First Floor: Living Room: fitted kitchen with wall and base units, electric hob and cooker, extractor above.

Bedroom 3; double room, fitted wardrobe.

Primrose Cottage (sleeps 4 potential for 6)

On the ground floor: Entrance hall, Bedroom 1; double bedroom, built in wardrobe, Bedroom 2; double bedroom, built in wardrobes. Bathroom; bath with shower over, w/c, wash basin, heated towel rail. On the First Floor: Living room; fitted kitchen wall and base units, cooker and electric hob with extractor hood above. Dining room / Bedroom 3; fitted wardrobe / cupboard.

Foxglove Cottage (Sleeps 4)

On the ground floor: Entrance Hall, Bedroom 1; double bedroom, fitted wardrobes, Bedroom 2; double bedroom. Bathroom; bath with shower over, w/c, vanity unit and wash basin, heated towel rail. On the first floor: Living Room; A dual aspect room overlooking the gardens, farmland to the sea beyond, fitted kitchen wall and base units, electric oven and hob, extractor hood above, dishwasher and fridge freezer.



Bramble Cottage (Sleeps 4)

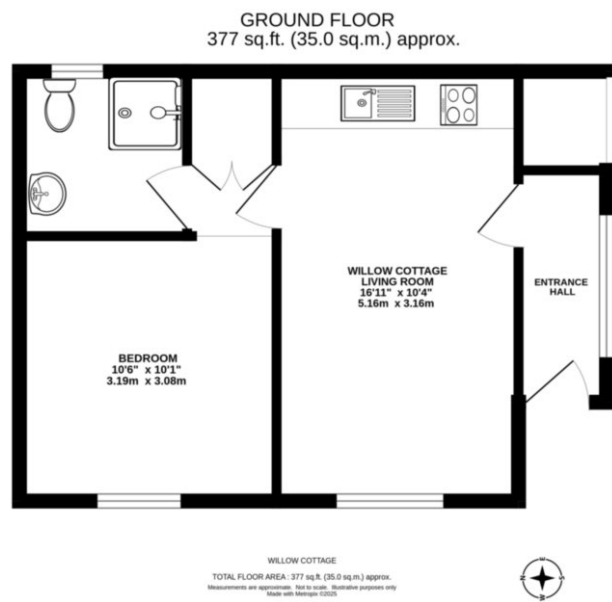
Living room; wood burning stove, fitted kitchen wall and base units, electric oven, hob and extractor fan above, vaulted ceilings with exposed timber beams, inner hall with glazed panels to the living room, Bedroom 1; Double bedroom, built in wardrobes, Bedroom 2; double bedroom; fitted wardrobe, bathroom; bath with shower over, w/c, vanity unit with wash basin, heated towel rail, built in airing cupboard.

Willow Cottage (Sleeps 2)

Entrance Hall, Living Room; laminate flooring, fitted kitchen wall and base units, electric over, hob with extractor hood above, vaulted ceiling with exposed beams. Double bedroom; vaulted ceiling, exposed beams. Wet Room; fully tiled floor, electric shower, w/c, wash basin, heated towel rail.

Laundry Room: 4.23m x 2.88m (13'10" x 9'5")

Fitted wall and base units space and plumbing for tumble dryer and washing machine. Worcester oil fired boiler. Store Room: 1.84m x 1.67m (6'0 x 5'5)



Outside

The property is approached from the road over an owned and shared entrance drive with the entrance to Bennetts Court and holiday cottages located at the end, separate gated entrance to the cottages and one to the courtyard at the rear of the house providing ample parking.

At the front of the house is an enclosed lawn garden with a gravelled terraced seating area which is ideal for alfresco dining and entertaining. The extensive lawned garden is interspersed with a variety of deciduous trees and shrubs. At the rear of the house is an outdoor heated swimming pool, a seating area and a partially covered pagoda.

At the front of the cottages is a seating / parking area which opens onto a large lawn with mature trees and far reaching sea views. To the front of Bramble Cottage is a large patio ideal for alfresco dining and entertaining and a large lawn terrace. To the front of Willow Cottage is an enclosed paved patio with flower shrub borders ideal for alfresco dining and entertaining. At the side of the cottages is a further lawned garden with mature trees, covered seating / barbeque area, ideal for dining and entertaining whilst enjoying the far reaching views over the surrounding countryside to the sea beyond.



Buildings

Double Garage: 6.00m x 6.25m (19'8" x 20'6")

Storage Barn: 3.88m x 3.33m (12'8" x 10'11")
Stone construction.

Storage Barn:
9.00m x 2.88 x 8.70m x 3.55 (29'6 x 9'5 x 28'6 x 11'7)
An 'L' shape stone traditional barn with potential

Covered Seating / Barbeque Area: 8.00m x 5.17m (26'2 x 16'11)

Storage / Games Barn: 9.40m x 5.13m (30'10 x 16'9)
Traditional stone with potential

Field Shelter / Store: 6.02m x 3.58m (19'9 x 11'8)
Timber frame construction

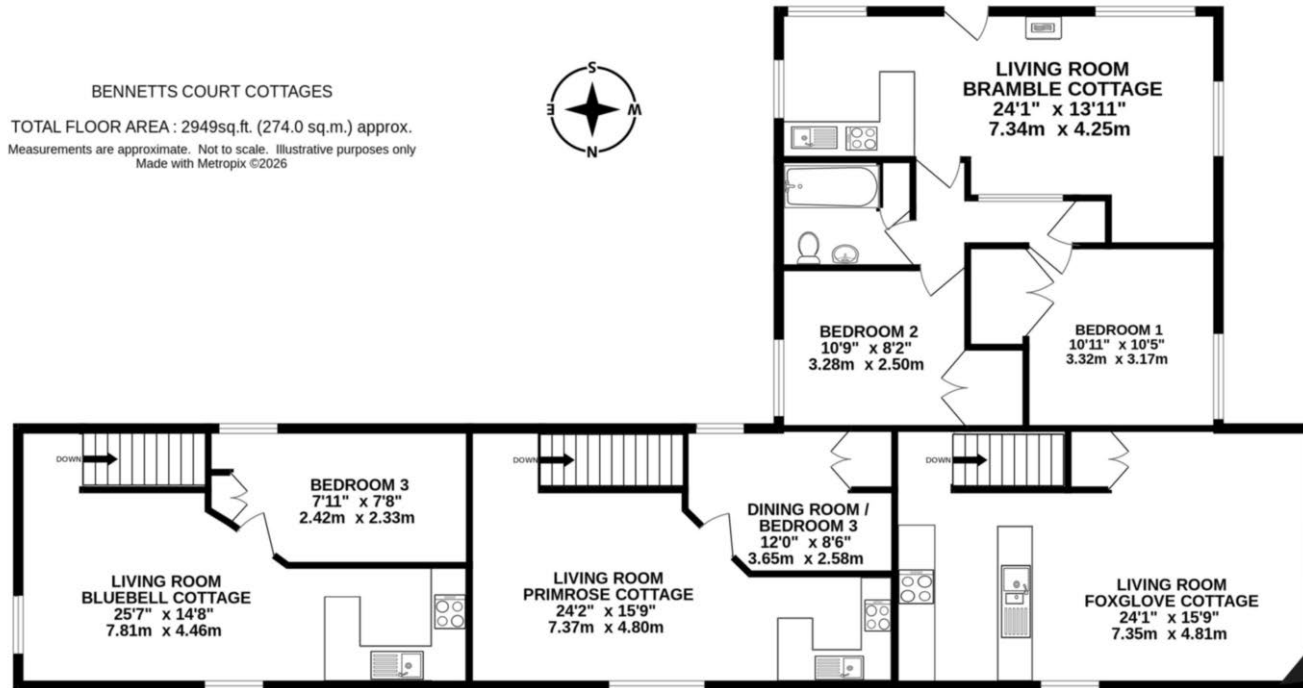
The Land

The land extends to approximately 8.66 acres of level or gently sloping grassland divided into 2 easily manageable paddocks within traditional Cornish bank hedges.



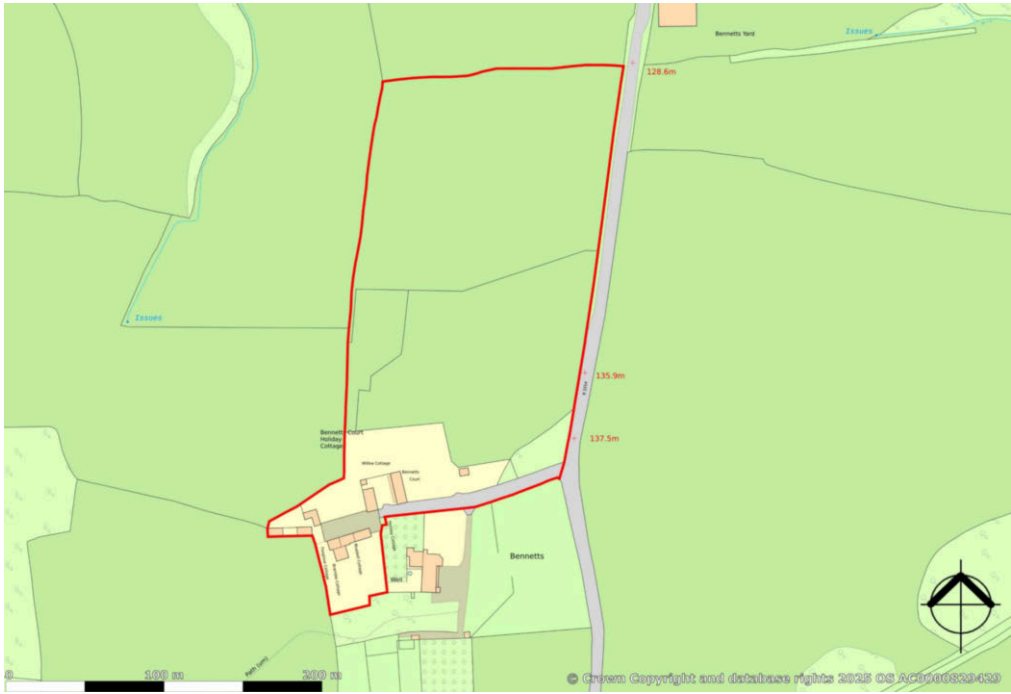
1ST FLOOR

BENNETTS COURT COTTAGES
TOTAL FLOOR AREA : 2949sq.ft. (274.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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GROUND FLOOR





Services & Information
Water – Mains
Drainage – Septic Tank
Electricity – Mains
Heating – Oil Fired Central Heating, Woodburning stove (House) Oil Fired Central heating - Bluebell, Primrose & Foxglove. Electric Heating – Willow & Bramble
Telephone & Broadband – Openreach connection checker.ofcom.org.uk/
Mobile Availability – checker.ofcom.org.uk
House Council Tax Currently Band – E / The Cottages Small business rates relief
EPC – Farmhouse D55, Bluebell Cottage E47, Bramble Cottage G18, Foxglove Cottage E47, Primrose Cottage E52, Willow Cottage G12
Public Footpath – A Public footpath crosses the property which is rarely used.

Local Authority
Cornwall Council, Country Hall, Treyew Road, Truro, Cornwall, TR1 3AY. 0300 1234 100

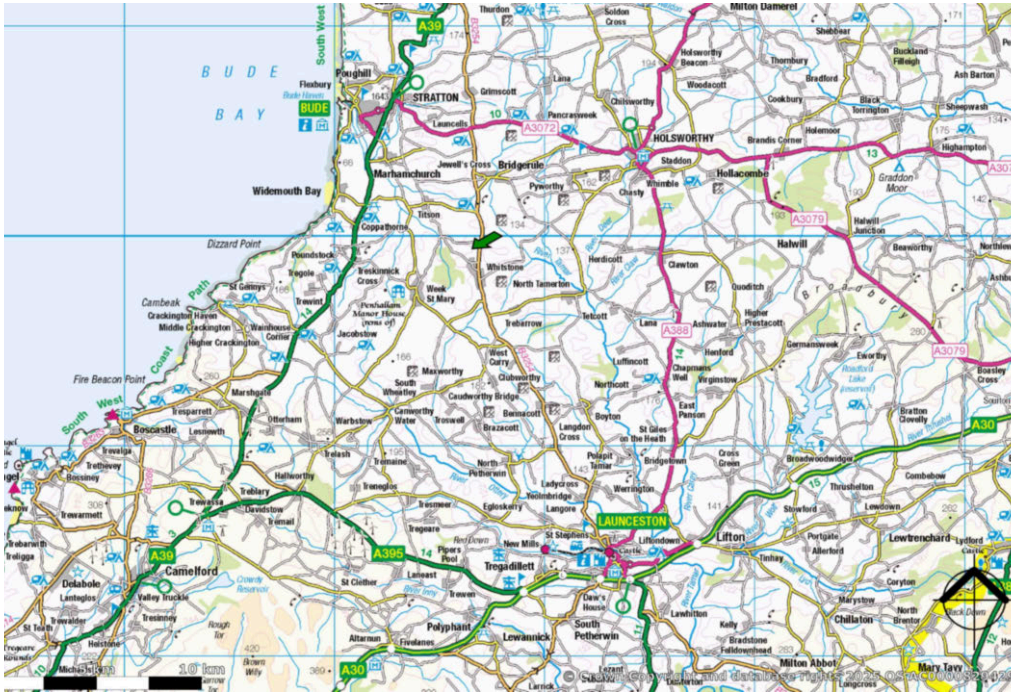
Tenure
The property is offered for sale freehold with vacant possession on completion.

Viewing Arrangements
Strictly by appointment with D. R. Kivell Country Property 01822 810810.

Directions
From Bude take the A3072 towards Stratton, then right onto the B3254 to Holsworthy. Continue for 3 miles and at Red Post Cross turn right to Whitstone, proceed for 4 miles and the entrance to Bennetts Court is on the right.

What3words Location Finder
///warrior.everybody.caramel

Agent's Notes
None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. Any maps used on the details are to assist identification of the property only and are not an indication of the actual surroundings, which may have changed since the map was printed. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. There are numerous power points throughout the property although not individually listed. All figures, measurements, floor plans and maps are for guidance purposes only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute any part of any offer or contract. The property is sold subject to and with the benefit of all outgoing, rights of way, easements and wayleaves there may be, whether mentioned in these general remarks and stipulations or particulars of sale or not.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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