



Grenville House, Kilkhampton, Nr Bude.

£295,000

A large character home with a wealth of period features currently run as a successful holiday let with four bedrooms, 2 bathrooms and a fantastic large galleried sitting room with an impressive vaulted roof over – Viewing is a must!

- Four large bedrooms
- Situated within Penstowe Holiday Park
- Successful holiday let
- Period features
- Stunning galleried first floor
- Great investment or second home

Tel: 01872 561642

www.purecornwall.co.uk



Grenville House Penstowe Manor EX23 9QY

The Property

This fascinating & interesting home is situated within the private grounds of Penstowe Manor and currently run as a successful holiday let - guests can benefit from the use of Penstowe's many guests facilities including the heated pool, sauna, squash courts and sports hall by daily admission. Inside the rooms are deceptively large with granite mullioned windows, period oak panelling, there is also an impressive galleried first floor with a large open vaulted roof with heavy exposed roof timbers - this is a real one off chance to buy a truly special home to live in or an individual holiday or second home - viewing is absolutely essential!

The impressive galleried landing provides extra living space with a snug and further reception area with a re-enactment mural of 'The battle of Stamford Hill' May 16th 1643 with Sir Beville Grenville and his 7ft 4 giant servant Anthony Payne who fought together. All in all, Grenville house offers the opportunity to acquire not just a home but a part of history. All antique furniture, equipment and chattels are available by separate negotiation.

The Area

Kilkhampton is a small village with a range of local village amenities, including Primary School, two local Inns Village Stores, Post Office and is centred around a fine old stone church. Nearby Bude is a renowned tourist destination with a lovely sandy beach and canals used in by gone industrial days and now used for recreation. There is also a great beach nearby at Sandymouth.

THE ACCOMMODATION COMPRISES (all measurements are Approximate)

Entrance door.

LIVING ROOM/DINING ROOM L-shaped 32' 0 x 23' 8 max

A most impressive dual aspect room with large leaded mullion windows to front and side elevation allowing natural light to pour through. The walls have been faced with Oak panelling hiding doors to the other reception rooms and bedrooms. Large stone fireplace housing a 'Villager' multi fuel burning stove. Parquet flooring throughout and stairs to mezzanine landing. Door to:

BEDROOM 4 14' 6 x 11' 9

Another dual aspect room with mullioned windows to front and side elevation.

KITCHEN/BREAKFAST ROOM 17' 6 x 12' 9

Pine fitted kitchen with matching base and wall mounted cupboard units. Extensive work surfaces incorporating a large 'Rangemaster' stove. 1 1/2 bowl sink unit with dishwasher below. Large storage cupboard with plumbing and space for washing machine. Space for tall fridge freezer. Floor standing oil fired boiler. Window to side elevation and also a central atrium providing ample natural light.

SEPARATE CLOAKROOM

Low flush w.c and freestanding wash hand basin. Window to front elevation.

MASTER BEDROOM 11' 7 x 11' 3

Mullioned window to side elevation. Door to:

EN-SUITE BATHROOM 8' 2 x 6' 6

3 piece suite comprising enclosed panelled shower bath, close coupled w.c and vanity unit with inset sink, storage and cupboards below. Large storage cupboard. Window to rear elevation.

BEDROOM 2 12' 8 x 12' 0

Window to side elevation. Vanity unit with inset wash hand basin and storage below. Wall mounted overhead storage cupboards.

BEDROOM 3 11' 9 x 9' 2

Window to side elevation. Fitted wardrobes and chest of drawers.

BATHROOM 11' 9 x 8' 7

A tasteful bathroom suite including roll top bath, close coupled w.c, pedestal wash hand basin and corner shower cubicle with fitted electric shower. Tiled floor.

Window to rear elevation. Airing cupboard with hot water cylinder and linen shelving.

GALLERIED LANDING - A perfect area to relax, unwind and enjoy the true architecture of the vaulted ceiling along with curved roof joists. The landing has been split into 2 areas, a snug and further reception area.

SNUG AREA 24' 2 x 14' 5

Superb light and airy room makes it an ideal for those who seek privacy and quiet. Large leaded mullioned window to front elevation.

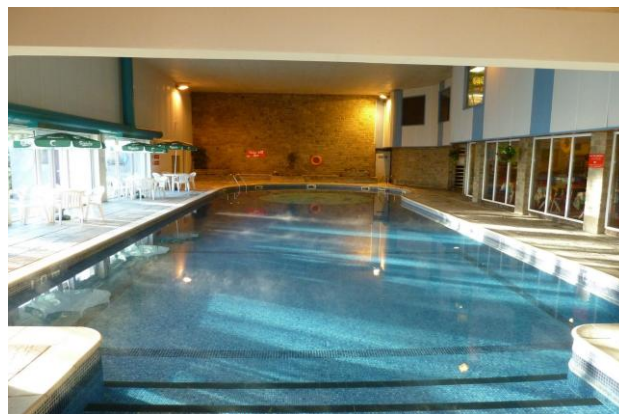
RECEPTION AREA 24' 2 x 11' 9 This versatile area could be used for many different purposes, either further living space or converted into a bedroom subject to obtaining local planning permission. Along the back wall is a mural depicting 'The battle of Stamford Hill' 1643.

OUTSIDE

The property benefits from a gravelled parking area for 2 cars to the front. Access to the side leads to an enclosed patio seating area with well-established flowers and plants providing total privacy. Timber summer house/ Garden shed.

SERVICES - Mains Electricity, water and drainage.

Pictured below: The heated indoor pool at Penstowe Manor.



P568 Printed by Ravensworth 01670 713330

Pure Cornwall has not tested any apparatus, equipment fixtures and fittings or any services and cannot verify that they are in working order or fit for purpose. Prospective purchasers are advised to obtain their own independent reports from relevant professionals such as a surveyor or solicitor. Pure Cornwall advises buyers to make their own enquiries as to the tenure. All measurements and room descriptions are for general guide purposes only and buyers should verify information provided before purchasing furniture, fittings, carpets or appliances.