



Waterstone, Bude, Cornwall

 **Knight
Frank**



On the open market for the first time in over 100 years, a small private estate comprising an elegant family home, further dwellings and holiday cottages. Blending **history and modern luxury** in the most peaceful of positions, within sight of the sea.

Summary of accommodation

Waterstone

Porch | Reception/dining hall | Sitting room | Home office | Study | Open plan kitchen, sitting and dining room with doors to large patio | Pantry | Utility room

Principal bedroom with en suite shower room | Guest bedroom with en suite shower room
Two further bedrooms | Family bathroom

The Wishbone

Ground floor: Large studio space

First floor: Open plan kitchen/sitting room | Bedroom | Shower room | Separate WC

Wonnacott

Ground floor: Bedroom with en suite bathroom | Bedroom with en suite shower room

First floor: Entrance hall | Open plan living area with kitchen and sitting/dining room

Still House

Open plan living room and kitchen | Bedroom | Bathroom | Veranda

Tinker

Open plan kitchen/dining/sitting room | Bedroom | Bathroom

The Old Granary & Loft

The Old Granary (Ground floor): Kitchen | Sitting room | Bathroom | Bedroom

Lofty (First floor): Entrance hall | Shower room | Bedroom | Open plan kitchen and living room

Balcony

Outbuildings

Laundry room | Garage | Two workshops | Potting shed | Wood store | Garden store | Open barn

Two containers

Gardens and grounds

Mature and established formal gardens | Outdoor entertaining areas/patios/terraces

Two large natural wildlife ponds | Wildflower meadow

In all about 7.44 acres



Knight Frank Exeter
19 Southernhay East
Exeter
EX11QD
knightfrank.co.uk

Knight Frank Country Department
55 Baker Street
London
W1U 8AN
knightfrank.co.uk

Sarah-Jane Bingham Chick
01392 423111
sj.chick@knightfrank.com

Hamish Humfrey
020 7861 1717
hamish.humfrey@knightfrank.com



Distances

Marhamchurch 2 miles, Widemouth Bay 4 miles, Bude 4 miles, Okehampton 28 miles (London Paddington 2 hours 54 minutes), Exeter 56 miles (London Paddington 2 hours 3 minutes) (All distances and times are approximate).

Situation

Nestled within the tranquil, rolling hills of the Cornish countryside, Waterstone is ideally positioned at the end of a long private drive just four miles from the coast, offering a secluded position in a beautiful, sheltered valley surrounded by oak trees. The estate boasts stunning views of lush hills rolling down to the shimmering Atlantic Ocean, affording stunning sunsets.

Waterstone is conveniently located near the charming coastal town of Bude, accessible by a scenic hour's walk along a picturesque canal, perfect for those who enjoy leisurely strolls. Bude, situated on Cornwall's dramatic North coast, is renowned for its expansive tides, pristine surf, and breathtakingly rugged coastline. A ten-minute drive away are prominent beaches such as Widemouth Bay, Sandymouth, and Summerleaze, all celebrated for their surfing spots and vibrant beachside culture.



Dining and entertainment options abound, with a selection of independent establishments ranging from seaside bistros and canal barge cafés to upscale restaurants and eclectic brunch spots. The local culinary scene is diverse, featuring everything from freshly caught seafood and traditional pub fare to gourmet vegetarian offerings from food vans and farm shop cafés. The night-life is equally varied, with numerous pubs, micro-breweries, and cocktail bars nearby.

The location serves as an excellent base for exploring the iconic attractions of Cornwall and Devon. Notable destinations include the Eden Project, the historic Lanhydrock House, and Tintagel Castle, known for its Arthurian legends. Additionally, the area offers a plethora of activities such as sailing, paddle boarding,

kayaking, and more, with the famous Bude Sea Pool providing a unique swimming experience influenced by the natural tides.

For those who prefer land-based pursuits, the proximity to the Southwest Coast Path promises ample opportunities for hiking along scenic cliffs, beaches, and through verdant woodlands. Local amenities also include bicycle rentals, golf, and mini golf, all within a short distance of this splendid home.

This idyllic setting, combined with its rich array of local attractions and activities, makes it an exceptional choice for those seeking a tranquil home and privacy in the heart of Cornwall's picturesque landscape.



Waterstone

Waterstone is a miraculous story of history intertwining seamlessly with modern luxury. Once a prosperous farm, abandoned since 1948 and devoid of basic amenities, the property now stands as a beacon of exceptional transformation into an elegant family home with a cluster of dwellings and luxury holiday lettings, in the most tranquil and private of positions.

Nestled amidst the enchanting rolling hills of the Cornish countryside, this estate has origins back to the 15th century, surrounded by mature and established grounds with ancient oak trees. An enclave rich in wildlife and offering breath-taking views of the sprawling meadows rolling down to the sea at Widemouth Bay. Situated near the idyllic village of Marhamchurch and the vibrant coastal town of Bude, it serves as a gateway to a genuine Cornish experience and coastal lifestyle.

Waterstone House is architecturally stunning with a thatched roof. The stylish, living kitchen area enjoying an Esse Ironheart wood-burner extends its view down the valley towards the splendid Widemouth Bay. Detailed throughout with oak trusses, oak beams and embellishments throughout, this house boasts a designer handmade kitchen, a stunning reception dining hall, an inviting sitting room, all with wood burning stoves, and via two solid oak staircases an ensemble of beautifully appointed bedrooms and bathrooms. The house speaks volumes of comfort and opulence.



Waterstone

Approximate Gross Internal Floor Area
283.1 sq m (3047.8 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

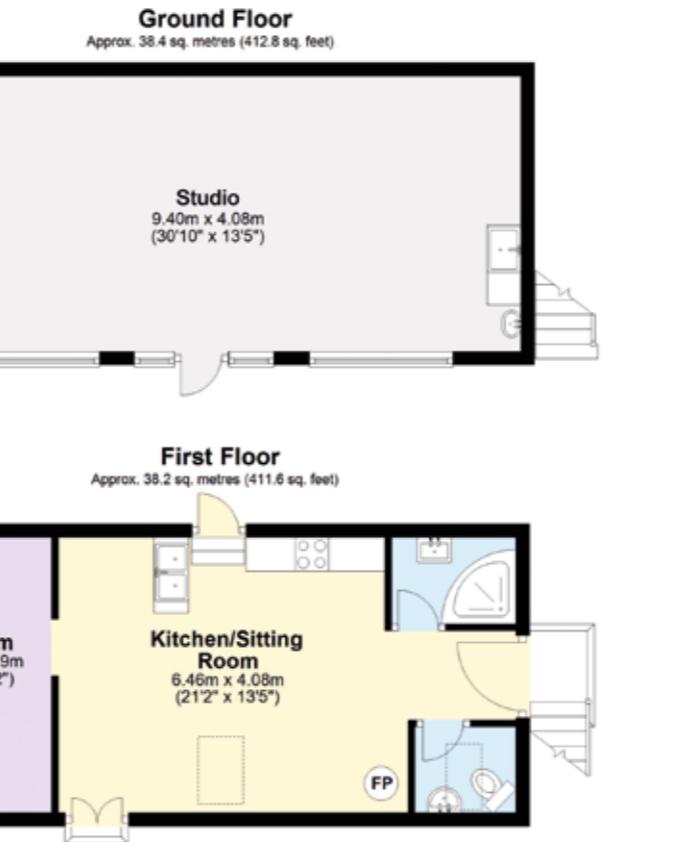


The Wishbone

An intimate conversion, designed as a holiday let for two people, this restored 19th century coach house has maintained its rustic charm, complemented by modern comforts. The first floor offers open plan living with ancient oak trusses, the ground floor contains a large studio space. The enclosed private garden offers space for outdoor dining as well as a hot tub.

Approximate Gross Internal Floor Area
76.6 sq m (824.4 sq ft)

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Wonnacott

In epitome of design and comfort. This two-bedroom, two bathroom, upside down barn conversion stands out with its outdoor amenities - from a sauna to the outdoor shower and BBQ house. The quality and attention to detail are superb throughout, with an open plan kitchen/dining/sitting room that stretches the length of the barn and offers wonderful views over the surrounding countryside to the sea.

**proximate Gross Internal Floor Area
sq m (1131.2 sq ft)**

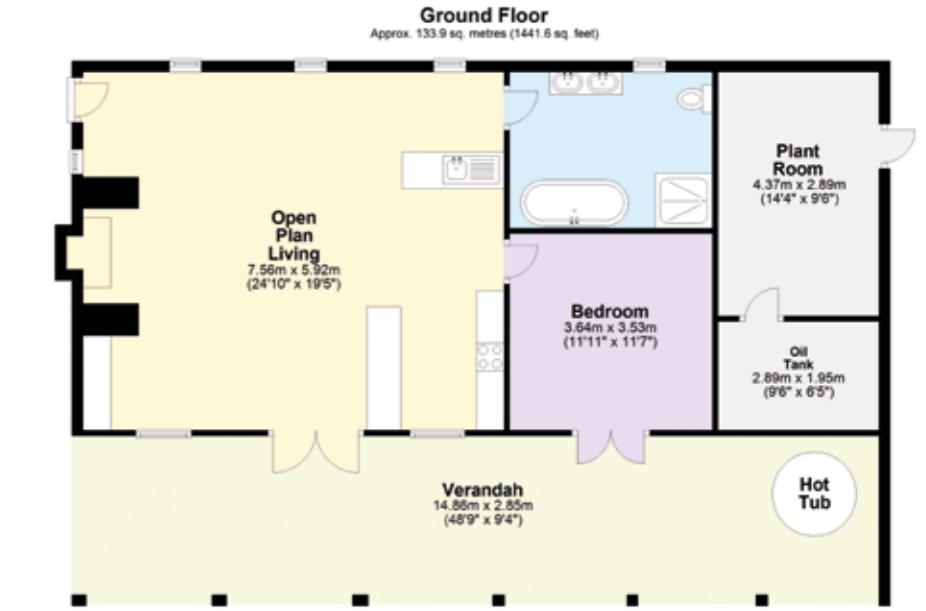
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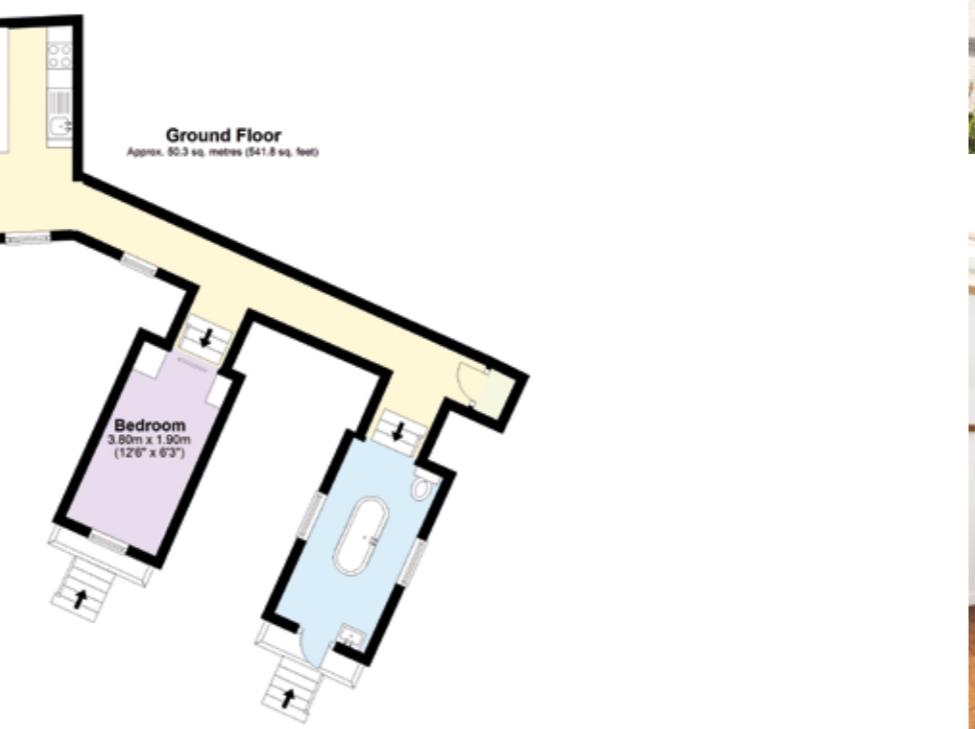
Tinker

Burrowed into the hillside, Tinker exudes an enchanting charm with its intricate designs and comforting amenities. Space for a cosy sitting room with franklin stove, a rustic fully equipped kitchen, super-king bed, cast iron bath, and an outdoor hot tub overlooking the Cornish hills. Tinker is built as an underground bothy with two stunning showman's wagons accessed internally via a secret passageway.



**Approximate Gross Internal Floor Area
50.3 sq m (541.8 sq ft)**

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The Old Granary & Lofty

The old granary is a pretty little annex to the main house, built as one bedroom, self-contained, ground floor accommodation with sitting room, kitchen and bathroom. Above sits a meticulously designed one-bedroom first-floor flat (Lofty), oozing with modern sophistication and finished to an impeccable standard, the ground floor offering garage space and workshops.



**Approximate Gross Internal Floor Area
173.0 sq m (1862.3 sq ft)**

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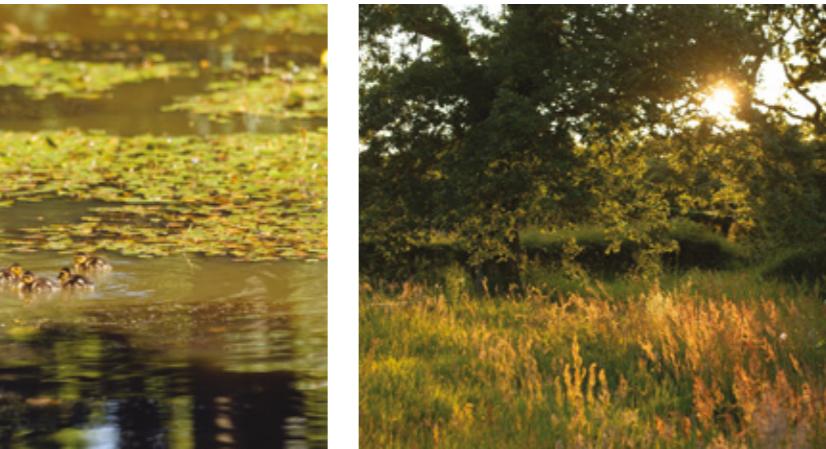
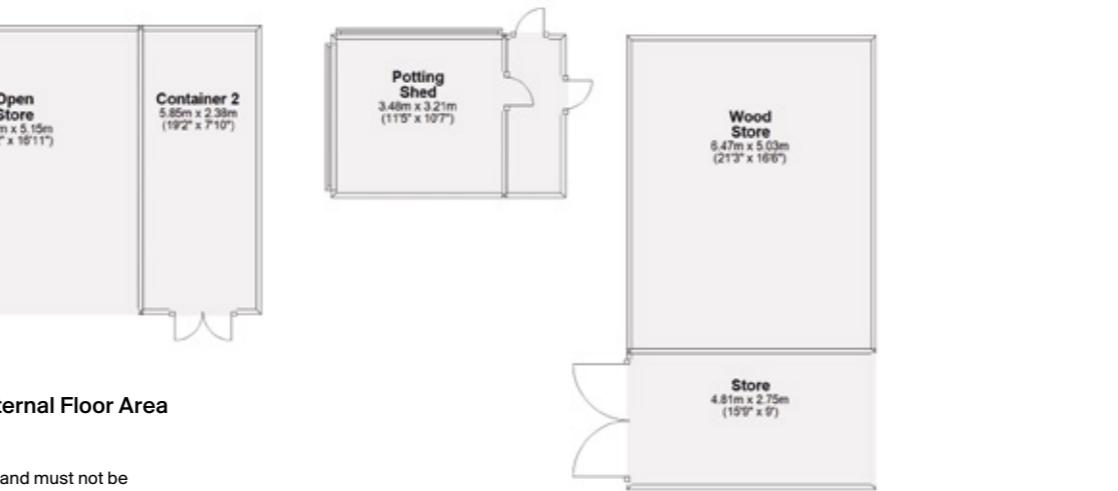


Outbuildings

Complementing the range of dwellings and holiday lets are a selection of useful outbuildings, including garage space, workshops and storage. There are further garden stores, two containers offering an outdoor covered work area, a thatched shed with utilities, log stores, and open barn for machinery storage.

Gardens and grounds

Waterstone sits in beautiful natural surroundings, combining formal, usable garden space whilst being sympathetic with the beautiful unspoilt surroundings with purposeful areas of wilding. Beyond the gardens is a wildflower meadow and two natural ponds offering a haven for wildlife including otters, ducks, geese and moorhens. The property sitting in a natural cleft in the valley is further protected by the paddocks that extend to the north of the buildings. The grounds extend to about 7.44 acres in total.



Services

Oil fired central heating
Mains electricity
Private water supply via bore hole.
Private drainage
9.7 kW solar panels
3 x 7kW EV chargers

Property information

Tenure: Freehold

Local Authority: Cornwall Council

Council Tax:

Waterstone – Band F

The Old Granary – Band A

Lofty – Band A

EPC Ratings:

Waterstone – B

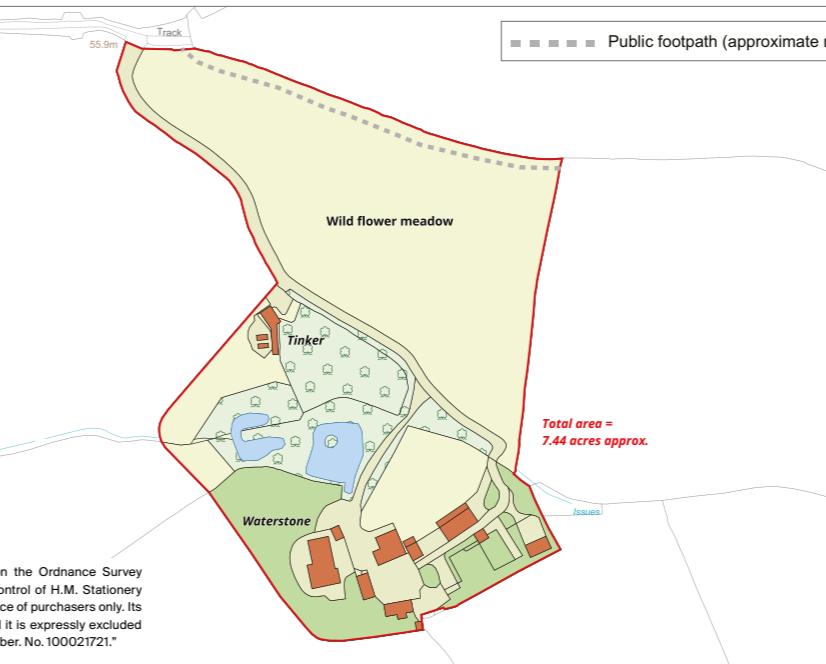
The Wishbone – E

Wonnacott – C

Tinker – C

The Old Granary – C

Lofty – C



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2024. Photographs and videos dated xxxxxxxxxxxxx 20xx.

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