



PILKINGTON ESTATES

Woodville Road, Woodford, Bude, Cornwall, EX23

Offers Over: £1,000,000

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A rare and exciting opportunity to acquire a substantial Edwardian detached residence featuring four bedrooms (one ensuite), along with a self-contained two-bedroom annexe and a detached two-bedroom bungalow. The bungalow, annexe, and two charming shepherds' huts in the garden currently generate a combined annual income of £65,000+ as successful holiday lets, making this an excellent option for those seeking an additional revenue stream. The bungalow can also serve as overflow accommodation for the main residence.

Set within approximately 1.62 acres of beautifully maintained level grounds, the property features formal gardens, a productive paddock, a polytunnel, solar panels, and potential for further development. A generous entrance driveway provides extensive off-road parking and easy access to the property and its grounds.

Situated in the peaceful and desirable hamlet of Woodford, within the rural and coastal parish of Morwenstow, St Faiths enjoys a wonderful community atmosphere. The area is home to the highly regarded St Marks CE Primary School, as well as a village shop, local pub, places of worship, and recreational facilities.

The stunning North Cornish coastline, renowned for its dramatic scenery, Areas of Outstanding Natural Beauty, and popular bathing beaches, is just a short distance away. The vibrant coastal town of Bude (7 miles) offers a comprehensive range of shops, schools, and leisure amenities, while the market town of Holsworthy (12 miles) and the port town of Bideford (20 miles) provide further conveniences. Bideford also offers easy access to the A39 North Devon Link Road, connecting to Barnstaple, Tiverton, and the M5 motorway.

EPC Rating: D | Council Tax Band: E









