



Bond
Oxborough
Phillips

Changing Lifestyles

2 Blackberry Lane
Kilkhampton
Bude
Cornwall
EX23 9FP

Asking Price: £525,000 Freehold



Changing Lifestyles

01288 355 066
bude@bopproperty.com

2 Blackberry Lane, Kilkhampton, Bude, Cornwall, EX23 9FP



- 4 bedroom detached home (2 en-suites)
- Modern open-plan kitchen/diner
- Spacious lounge with garden access
- Versatile office room, utility & cloakroom
- Enclosed private rear garden
- Detached double garage & driveway parking
- Sought-after Kilkhampton location
- Short drive to Bude's beaches & village amenities
- EPC Rating - B
- Council Tax Band - E.



An impressive and beautifully presented four-bedroom detached home, situated in a desirable cul-de-sac within the popular village of Kilkhampton, just a short drive from the coastal town of Bude and its stunning beaches. Offering a superb balance of contemporary style and practical family living, this spacious property also benefits from a detached double garage. The ground floor features a welcoming entrance hall leading to a generous dual-aspect lounge with French doors opening onto the rear garden. A stunning open-plan kitchen/diner, fitted with modern units and integrated appliances, provides the perfect hub for family life and entertaining, with patio doors connecting seamlessly to the garden. A useful utility room, cloakroom, and versatile study/bedroom 5, (ideal as a study, playroom, or snug) complete the ground floor. Upstairs, the light-filled landing leads to four well-proportioned bedrooms. The principal bedroom benefits from a stylish en-suite shower room, as does bedroom two, while bedrooms three and four are served by a contemporary family bathroom. Outside, the property enjoys a private enclosed garden, ideal for outdoor dining and relaxation, along with ample driveway parking and a detached double garage. Perfectly positioned within easy reach of local shops, schools, and village amenities, as well as the dramatic North Cornwall coastline, this home combines modern comfort with convenience, making it an excellent choice for families or those seeking a coastal lifestyle. EPC Rating - B. Council Tax Band - E.

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The property is situated a short walk from the centre of this self-contained North Cornish rural village supporting a useful range of local amenities including places of worship, village stores, post office, local butchers, primary school and popular local inns, etc. The popular coastal town of Bude is some 5 miles lying amidst the rugged North Cornish coastline famed for its many areas of outstanding natural beauty and popular bathing beaches. The town itself supports a comprehensive range of shopping, schooling and recreational facilities together with its 18-hole links golf course and fully equipped leisure centre etc. The bustling market town of Holsworthy is some 10 miles inland whilst the port and market town of Bideford is some 28 miles in a north easterly direction providing a convenient access to the A39 North Devon link road which connects in turn to Barnstaple, Tiverton and the M5 motorway.



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Internal Description

Entrance Hall - 8'9" x 6'7" (2.67m x 2m)

Study/ Bedroom 5 - 10'5" x 8'10" (3.18m x 2.7m)

Lounge - 21'6" x 10'9" (6.55m x 3.28m)

Kitchen/Diner - 21'9" x 11'6" (6.63m x 3.5m)

Utility Room - 6'6" x 5'11" (1.98m x 1.8m)

WC - 5'11" x 2'11" (1.8m x 0.9m)

First Floor Landing - 16'10" x 9'11" (5.13m x 3.02m)

Bedroom 1 - 10'8" x 10'4" (3.25m x 3.15m)

Ensuite - 6'11" x 4'11" (2.1m x 1.5m)

Bedroom 2 - 11'7" x 8'4" (3.53m x 2.54m)

Ensuite - 8'11" x 8'3" (2.72m x 2.51m)

Bedroom 3 - 11'1" x 8'5" (3.38m x 2.57m)

Bedroom 4 - 8'3" x 7'11" (2.51m x 2.41m)

Bathroom - 8'2" x 7'1" (2.5m x 2.16m)

Double Garage - 20'9" x 20 (6.32m x 20)

Services - Air source heat pump, with HIVE controlled heating and underfloor heating throughout downstairs. Mains electric, drainage and water.

Outside - The front of the property is accessed via a spacious private driveway offering ample off-road parking, leading to a detached double garage. Well-maintained borders with mature shrubs and planting add a touch of greenery and privacy. A secure side gate opens into the beautifully landscaped rear garden, which is predominantly laid to lawn and features a generous patio area—ideal for outdoor entertaining and al fresco dining. The garden also benefits from young trees, planted borders, and a garden shed, creating a tranquil and functional outdoor space.

Anti Money Laundering - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Agents Note – Please be aware the garden photos were taken August 2025

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Directions

Head north on the A39 and you will enter Kilkhampton after circa 5 miles. Blackberry Lane will be signposted on the right, opposite the turning into North Close. Once within the development, fork right and the property will be found shortly on the right hand side.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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We are here to help you find and buy your new home...

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Email: bude@bopproperty.com

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please contact us today on 01288 355 066 to
speak with one of our expert team who will be able
to provide you with a free valuation of your home.

Please do not hesitate to contact
the team at Bond Oxborough
Phillips Sales & Lettings on

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for a free conveyancing quote and
mortgage advice.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

