Bond Oxborough Phillips

Changing Lifestyles

Lymsworthy Barton
Kilkhampton
Bude
Cornwall
EX23 9RY

Asking Price: £350,000

Freehold







Changing Lifestyles

01288 355 066
bude@boppproperty.com

Lymsworthy Barton, Kilkhampton, Bude, Cornwall, EX23 9RY

- Detached three-bedroom character home
- Peaceful setting on the outskirts of Kilkhampton
- Character features throughout
- Generous gardens mainly laid to lawn with mature trees and planting
- Off road parking
- Double garage providing excellent storage and practicality
- Easy access to village amenities, Bude's beaches and coastal walks
- No onward chain











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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 be grateful for 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. The Agent has 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 available 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.

Bathroom - 6'3" x 14'2" (1.9m x 4.32m)

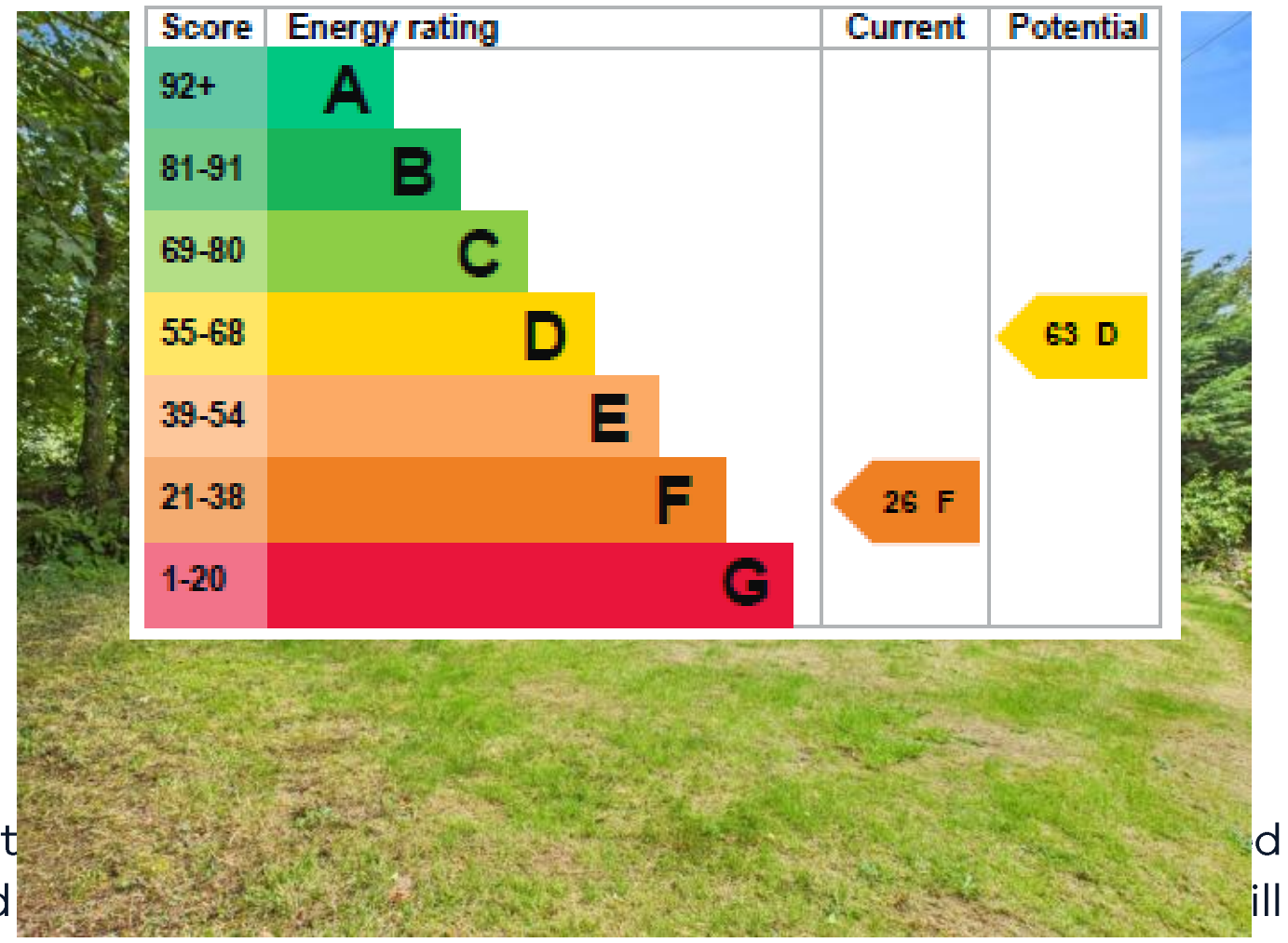
Double Garage - 17'11" x 19' (5.46m x 5.8m)

Outside - The property is approached via a gravelled driveway, providing off-road parking and giving access to the double garage. A gated entrance leads into the grounds, where the mature gardens wrap around the home, offering a mix of lawn, established trees, and well-tended borders. To the rear, a generous paved terrace creates the perfect spot for outdoor entertaining or simply enjoying the peaceful surroundings. The gardens offer a good degree of privacy and seclusion, making them ideal for families, keen gardeners, or those looking to relax in a tranquil setting.

Services - Mains water and electric. Private drainage. LPG bottled gas fired central heating.

EPC - Rating F.

Council Tax - Band E.



First Floor Landing

Bedroom 1 - 10'6" x 14'8" (3.2m x 4.47m)

Bedroom 2 - 10'9" x 10'11" (3.28m x 3.33m)

This is a rare opportunity to acquire a characterful and versatile home in a desirable Cornish setting.

Directions

From the centre of Bude, head north east on the A39 towards Kilkhampton and continue for about 3 miles. Upon ent... d Holsworthy/Launceston, and follow this road for 1 mile where... the entrance to Lymsworthy will be found on the left-hand ... ill be found within a short distance on the left hand side.