Bond Oxborough Phillips

Changing Lifestyles

Spring Cottage
West Street
Kilkhampton
Bude
Cornwall
EX23 9QW

Asking Price: £425,000 Freehold







Changing Lifestyles

01288 355 066
bude@boppproperty.com

Spring Cottage, West Street, Kilkhampton, Bude, Cornwall, EX23 9QW

- Beautifully presented detached 4 bedroom cottage in central Kilkhampton
- Character features including beams, stone fireplace and timber doors
- Spacious sitting room with woodburner
- Generous kitchen/dining room with patio doors to garden
- Ground floor shower room and fourth bedroom/study
- Principal suite with Juliet balcony and vaulted ceiling
- Enclosed garden with garage and parking
- Short walk to village amenities, minutes from Bude and the coast



The property is situated only a short walk from the centre of the village of Kilkhampton which supports a range of local village amenities, including Village Stores and a supermarket, Post Office, Primary School, two local Inns, places of worship and a number of other retail outlets. The popular coastal town of Bude is some 5 miles distant which supports an extensive range of shopping, schooling and recreational facilities. The market town of Holsworthy lies some 10 miles inland, whilst the port and market town of Bideford is some 24 miles in a north easterly direction providing convenient access to the A39 North Devon Link Road which connects in turn to Barnstaple, Tiverton and the M5 motorway.







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Spring Cottage is a beautifully presented detached character home, situated in the ever-popular village of Kilkhampton. The cottage sits at the head of the beautiful Coombe Valley and is just a short drive from the sandy beaches of Bude and the stunning North Cornish coastline. There are fine walks down into the valley to The Common and to the historic site of Kilkhampton Castle, making this a truly special setting. Perfectly combining traditional charm with modern comforts, this property makes a superb family home or idyllic coastal retreat.

Inside, the cottage exudes warmth and character, showcasing exposed beams, timber doors, and a striking stone fireplace with a woodburning stove – the true heart of the home. The generous sitting room is light and welcoming, offering an inviting space for family gatherings. From here, a doorway leads into the spacious kitchen/dining room, where contemporary fittings, slate flooring, and patio doors opening onto the garden create a sociable and practical hub of the home. The ground floor also features a modern shower room with Italian marble tiles and a versatile fourth bedroom/study, providing excellent flexibility for guests or home working. Upstairs, there are three further well-proportioned bedrooms, each tastefully presented and filled with natural light. The principal bedroom is a standout, boasting vaulted ceilings, a Juliet balcony, and far-reaching countryside views – a peaceful retreat to unwind at the end of the day.

Outside, the property enjoys a pleasant rear garden, ideal for al fresco dining, entertaining, or simply relaxing with the family. There is also a traditional stone-built garage with a concrete floor and double doors opening directly onto the road. The cottage is conveniently positioned within walking distance of Kilkhampton's amenities, including shops, pubs, and schools. EPC Rating – TBC. Council Tax Band – TBC.

Lounge - 23'5" x 13'2" (7.14m x 4.01m)

Kitchen - 17'6" x 10'6" (5.33m x 3.2m)

Dining Room - 15'11" x 6'10" (4.85m x 2.08m)

Shower Room - 7' x 5'4" (2.13m x 1.63m)

Bedroom 4/Study - 10'7" x 7'4" (3.23m x 2.24m)

Landing - 8'10" x 5'8" (2.7m x 1.73m)

Bedroom 1 - 16'2" x 10'6" (4.93m x 3.2m)

Bedroom 2 - 13'10" x 11'11" (4.22m x 3.63m)

Bedroom 3 - 10'11" x 6'6" (3.33m x 1.98m)

Bathroom - 8'4" x 6'6" (2.54m x 1.98m)

Garage - Single garage which is approached directly from the road.

Outside - Spring Cottage enjoys a generous and well-established plot, providing both convenience and outdoor space in the centre of the village. To the front, the property benefits from a driveway with off-road parking, together with a garage which is approached directly from the road.

The rear garden is a real feature of the home, offering a good-sized lawn bordered by mature shrubs and planting, creating a private and attractive outlook. There is ample room for children's play equipment as well as space for keen gardeners to enjoy.

A paved patio area provides the perfect spot for outdoor dining and entertaining, while the surrounding greenery adds to the sense of seclusion. The garden offers a wonderful balance of usable lawn, established landscaping, and practical outside space, making it ideal for family life or relaxing in the warmer months.

Services - Mains electricity, water and drainage. Oil fired central heating. Telephone and broadband services available.

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.



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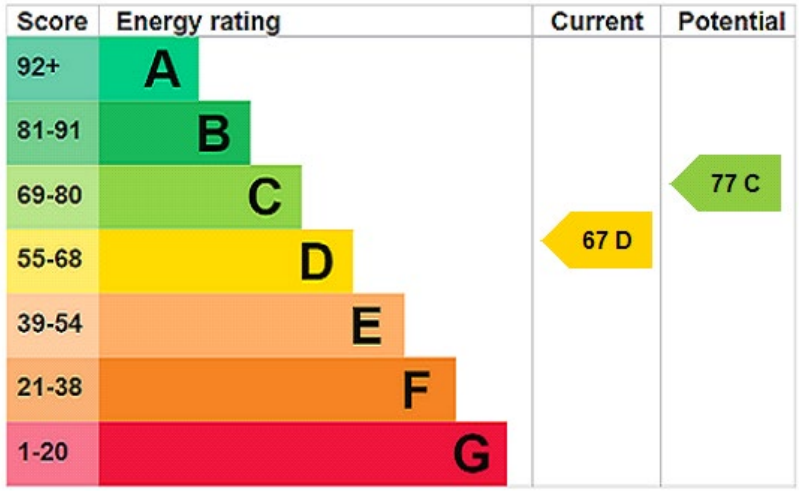
Have a property to sell or let?

If you are considering selling or letting your home, 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.



Directions

From Bude town centre proceed out of the town towards Stratton and upon reaching the A39 turn left signposted Bideford and proceed for approximately 5 miles into the village of Kilkhampton. Upon entering the centre of the village take the left hand turning into West Street and continue for approximately 300 yards whereupon Spring Cottage will be found 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.

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