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Changing Lifestyles

Gwyn Hendra
Village Farm
Marhamchurch
Bude
Cornwall
EX23 0HD

Asking Price: £375,000
Freehold



Changing Lifestyles

01288 355 066
bude@bopproperty.com

Gwyn Hendra, Village Farm, Marhamchurch, Bude, Cornwall, EX23 0HD



- Detached three bedroom home
- Superbly presented throughout
- Sought-after village location
- No onward chain
- Enclosed low-maintenance courtyard garden
- Timber shed with light and power connected
- Generous driveway parking
- Walking distance of primary school
- EPC Rating B
- Council Tax Band C



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An immaculately presented three-bedroom detached home situated within the highly desirable village of Marhamchurch, offering well-balanced accommodation, a superb conservatory addition and generous off-road parking, all within easy reach of Bude and the North Cornish coastline. The property is offered to the market with no onward chain, providing an excellent opportunity for a smooth and straightforward purchase.

This attractive modern home enjoys a tucked-away yet convenient position. The accommodation is arranged over two floors, providing a comfortable and practical layout ideally suited to family living, a downsize move or as a well-appointed coastal home. The ground floor further benefits from underfloor heating, enhancing comfort and efficiency throughout the principal living spaces.

The property is entered via a welcoming entrance hall with staircase rising to the first floor and a useful ground floor cloakroom. The living room is a particularly inviting space, enjoying a bright dual aspect and ample room for comfortable seating, centred around a wood burning stove. Double doors open through to the conservatory, which creates a wonderful additional reception area. With its vaulted ceiling and full glazing overlooking the courtyard garden, this light-filled room offers a superb dining or garden room space, seamlessly connecting inside and out.

The kitchen is well appointed with a range of fitted units complemented by solid wood work surfaces, providing generous preparation space and room for appliances. Positioned to the rear, it enjoys a pleasant outlook over the garden and offers direct access to the outside.

To the first floor are three bedrooms. The principal bedroom benefits from its own en-suite shower room, while bedrooms two and three are served by a contemporary family bathroom fitted with a white suite and tiled surrounds. The layout provides flexibility for families, guests or those requiring a home office.

Externally, the property continues to impress. To the rear is a fully enclosed, low-maintenance courtyard garden laid predominantly to gravel with raised planted borders and a useful timber shed with power connected, ideal for storage, hobbies or workshop use. The space is ideal for al fresco dining and offers a safe and secure environment for children or pets. A further enclosed courtyard area to the side provides additional seating or storage space.

To the front and side of the property is a generous brick-paved driveway providing ample off-road parking for multiple vehicles — a rare and valuable feature within village settings.

Marhamchurch itself is a popular and well-regarded village offering a strong sense of community, with amenities including a village shop, public house,

church and primary school. The coastal town of Bude is just a short drive away, with its sandy beaches, canal walks and range of shopping and leisure facilities.

Gwyn Hendra represents a superb opportunity to acquire a detached village home with excellent parking, manageable gardens, modern comforts including underfloor heating, and versatile accommodation in a sought-after North Cornish location.

The property enjoys a prime position in the heart of this most attractive and sought after self-contained village offering a convenient range of local amenities including, places of worship and popular local inn, health club and a cafe etc. The popular coastal resort of Bude is some 2 miles offering a wider and comprehensive range of shopping, schooling and recreational facilities including its leisure centre and 18 hole Links Golf Course etc. The town itself lies amidst the rugged North Cornish coastline famed for its many nearby areas of outstanding natural beauty and popular bathing beaches supporting a whole host of water sports and leisure activities together with many cliff top coastal walks etc. The bustling market town of Holsworthy lies some 9 miles inland whilst the port and market town of Bideford is some 30 miles in a north easterly direction providing a convenient access to the A39 North Devon Link Road which in turn connects to Barnstaple, Tiverton and the M5 motorway.

Entrance Hall

WC - 5'1" x 2'2" (1.55m x 0.66m)

Living Room - 13'6" x 11'1" (4.11m x 3.38m)

Conservatory - 9'5" x 9' (2.87m x 2.74m)

Kitchen - 13'4" x 8'11" (4.06m x 2.72m)

Landing

Bedroom 1 - 9'1" x 11'1" (2.77m x 3.38m)

En-suite Shower Room - 3'9" x 7'6" (1.14m x 2.29m)

Bedroom 2 - 7'9" x 8'11" (2.36m x 2.72m)

Bedroom 3 - 5'1" x 6'8" (1.55m x 2.03m)

Bathroom - 4'11" x 6'1" (1.5m x 1.85m)

Outside - The property is approached via a generous brick-paved driveway to the front and side, providing ample off-road parking.

To the rear, Gwyn Hendra enjoys a fully enclosed and low-maintenance courtyard garden, designed for ease of upkeep and year-round enjoyment. The garden is predominantly laid to gravel with attractive raised planted borders adding colour and interest, creating a private and sheltered space ideal for outdoor dining and entertaining. A further enclosed courtyard area to the side offers additional seating or storage potential. Within the main garden is a useful timber shed with power connected, providing excellent storage, workshop space or hobby potential.

The overall outside space offers a safe and secure environment, well suited to those seeking manageable gardens without compromising on usability or privacy.

EPC - Rating B.

Council Tax - Band C.

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.

Mobile Coverage		Broadband		3 Mbps 80 Mbps
EE	●	Basic		
Vodafone	●	Superfast		
Three	●			
O2	●			
Satellite / Fibre TV Availability				
BT	✓			
Sky	✓			
Virgin	✗			

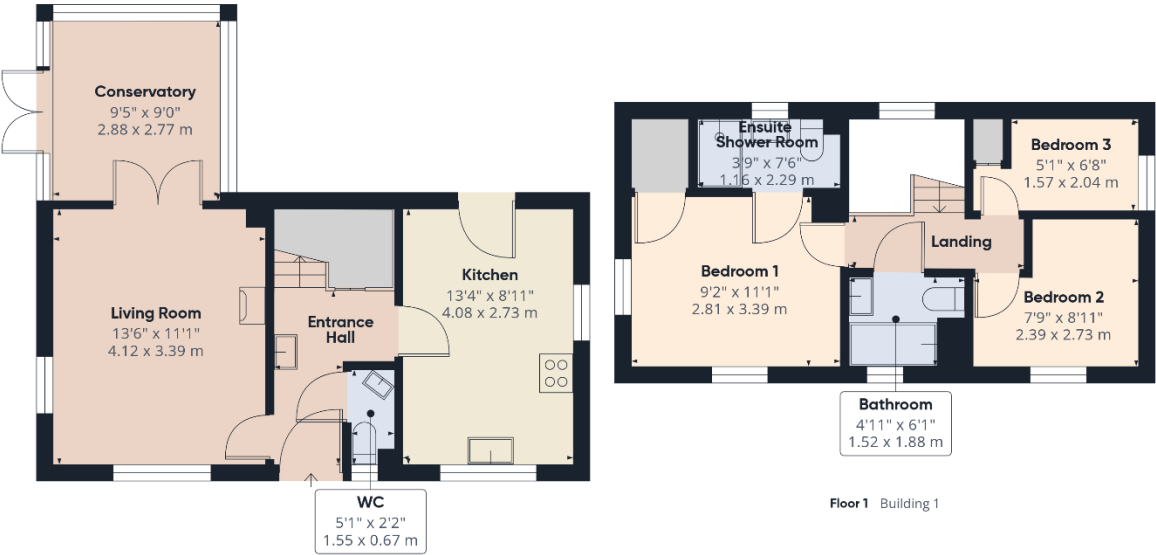


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We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from 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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Approximate total area^m
741 ft²
68.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From Bude Town Centre proceed out of the town towards Stratton and turn right into Kings Hill opposite the Shell Filling Station. Upon reaching the A39 take the right hand turning towards Camelford and then immediately left following the signs to Marhamchurch. Upon reaching the centre of the village, turn left and follow this road past the Bullers Arms whereupon Gwyn Hendra will be found on the left hand side after approx 100 yards.

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