



Bond
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Changing Lifestyles

Cypress Court
Penstowe Road
Kilkhampton
Bude
Cornwall
EX23 9QT

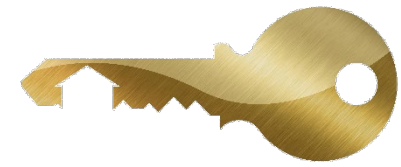
Asking Price: £1,200,000 Freehold



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Cypress Court, Penstowe Road, Kilkhampton, Bude, Cornwall, EX23 9QT



- Impressive Detached Residence
- 5 Bedrooms (2 ensuite)
- Approx. 4,873 Sq Ft (452.5 m2) in total
- Built Approx. 8 Years Ago
- High Specification Throughout
- Constructed By Sleeman Construction Group
- Approx. 1.02 Acre Plot
- Superb Valley & Distant Sea Views
- Principal Bedroom With Balcony
- Integral Double Garage/Workshop
- Detached Triple Garage/Workshop
- Potential Annexe/Alternative Use STPP
- Summerhouse With Power & Light
- Wild Garden & Pond
- Sought After Village Location



An exceptional opportunity to acquire this impressive 5-bedroom detached residence, occupying a superb plot of approximately 1.02 acres in the sought after North Cornish village of Kilkhampton. Built approximately 8 years ago by the highly regarded local Sleeman Construction Group, the property was individually designed and constructed for the current owners to an exacting standard, offering a superb balance of contemporary design, generous accommodation and high-quality finishes throughout.

The property extends to approximately 3,793 sq ft (352.3m2) and provides highly versatile accommodation, well suited to those seeking a substantial family home, multi-generational living potential or a property with excellent home working and lifestyle space. The accommodation briefly comprises a striking entrance hall with feature staircase, impressive kitchen/dining room, generous living room, office/hobbies room, utility room and WC on the lower ground floor. The kitchen/dining room forms a superb central hub of the home, fitted to a high specification with a large island, integrated appliances and doors opening towards the outside space. On the ground floor are 3 well-proportioned bedrooms, including a superb principal bedroom suite with walk-in wardrobe, en-suite and balcony enjoying far reaching views across the surrounding valley towards GCHQ and the sea in the distance. Bedroom 2 also benefits from an en-suite, with a family bathroom serving the remaining accommodation. The first floor provides 2 further bedrooms, study and bathroom, creating excellent flexibility for family members, guests or those requiring additional work space.

Externally, Cypress Court is approached via a generous block paved driveway providing extensive off road parking and access to the integral double garage/workshop. A further driveway continues along the garden to a substantial detached triple garage/workshop, built of double skin cavity wall construction and offering excellent potential for conversion to an annexe, studio, holiday let or alternative use, subject to any necessary planning consents. The plot extends to approximately 1.02 acres in total, with landscaped gardens, patio seating areas, a summerhouse with power and light connected, greenhouse, potting shed and a wild garden with pond positioned towards the far end of the plot.

This is a rare opportunity to acquire a substantial, high specification home in a desirable village setting, offering outstanding accommodation, excellent parking, extensive garaging/workshop space and impressive grounds.



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The property enjoys a pleasant location within this self-contained rural village, situated within level walking distance of the centre offering local amenities including Co-Op, village store, places of worship, primary school, and popular local Inns, etc. The coastal town of Bude is some 5 miles supporting an extensive range of shopping, schooling and recreational facilities as well as lying amidst the rugged North Cornish coastline famed for its many nearby areas of outstanding natural beauty and popular bathing beaches offering a whole host of watersports and leisure activities together with breathtaking clifftop coastal walks. The bustling market town of Holsworthy lies some 10 miles inland whilst the port and market town of Bideford lies 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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Property Description

Ground Floor

Entrance Hall - 11'6" x 9'2" (3.5m x 2.8m)

Impressive vaulted ceiling with staircases leading to all floors.

Hall - 3'4" x 6'8" (1.02m x 2.03m)

Steps lead to Integral Double Garage/Workshop.

Split Level Landing

Lower Ground Floor

Kitchen/Dining Room - 14'9" x 26'11" (4.5m x 8.2m)

Living Room - 18'3" x 21'2" (5.56m x 6.45m)

Office/Hobbies Room - 10'11" x 9'5" (3.33m x 2.87m)

WC - 7'1" x 4'1" (2.16m x 1.24m)

Utility Room - 10'11" x 7'8" (3.33m x 2.34m)

First Floor

Bedroom 1 - 21'4" x 13'8" (6.5m x 4.17m)

Walk In Wardrobe - 10'7" x 6'11" (3.23m x 2.1m)

Ensuite - 11'4" x 6'1" (3.45m x 1.85m)

Bedroom 2 - 11'3" x 10'9" (3.43m x 3.28m)

Ensuite - 7'10" x 5' (2.4m x 1.52m)

Bedroom 3 - 12'1" x 10'3" (3.68m x 3.12m)

Bathroom - 11'4" x 6'4" (3.45m x 1.93m)

Second Floor

Study - 6'8" x 9'8" (2.03m x 2.95m)

Bedroom 4 - 22'1" x 12'9" (6.73m x 3.89m)

Hallway - 3' x 8'2" (0.91m x 2.5m)

Bathroom - 5'9" x 8'2" (1.75m x 2.5m)

Bedroom 5 - 14'8" x 9'10" (4.47m x 3m)

Outside - The property is approached via an attractive block paved driveway providing extensive off-road parking and access to the integral double garage/workshop. The driveway continues alongside the property, leading down through the grounds to a substantial detached triple garage/workshop, which benefits from WC facilities and adjoining store areas. Given its double skin construction, this building offers excellent potential for conversion or alternative use, subject to any necessary planning consents.

The gardens and grounds extend to approximately 1.02 acres in total and have been thoughtfully arranged to provide a mixture of formal landscaped areas and more natural garden space. Immediately adjoining the property are attractive paved terraces and seating areas, ideal for outdoor dining and entertaining, with established planted borders and pathways. Within the grounds there is also a bbq space with a pizza oven and a small orchard area with established fruit trees, further enhancing the attractive

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Outside Cont'd - garden setting. Towards the far end of the plot is a wild garden area with pond, creating a peaceful and private setting. There is also a summerhouse with power and light connected, together with a greenhouse and potting shed positioned near the detached garage/workshop.

Integral Double Garage/Workshop - 22'2" x 31'4" (6.76m x 9.55m)

Detached Triple Garage - 32'10" x 25'3" (10m x 7.7m)

Power, light and water connected with twin vehicle entrance doors. Pedestrian door to front elevation. Door to:

Store Room - 9'10" x 12'6" (3m x 3.8m)

Garden Store - 9'10" x 12'6" (3m x 3.8m)

WC - 4'8" x 6'6" (1.42m x 1.98m)

EPC - Rating B

Council Tax - Band G

Services - Mains electric and water. Air source heating. Private drainage.

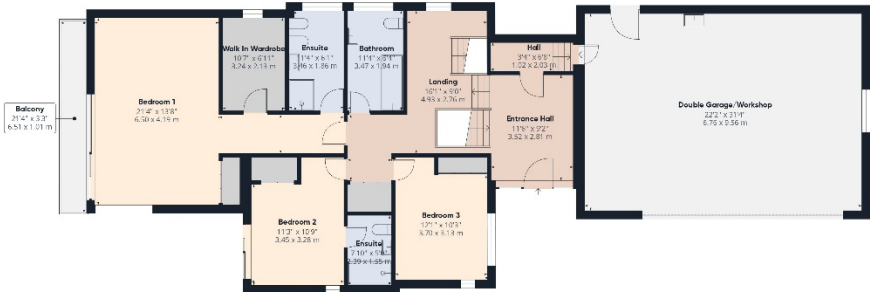
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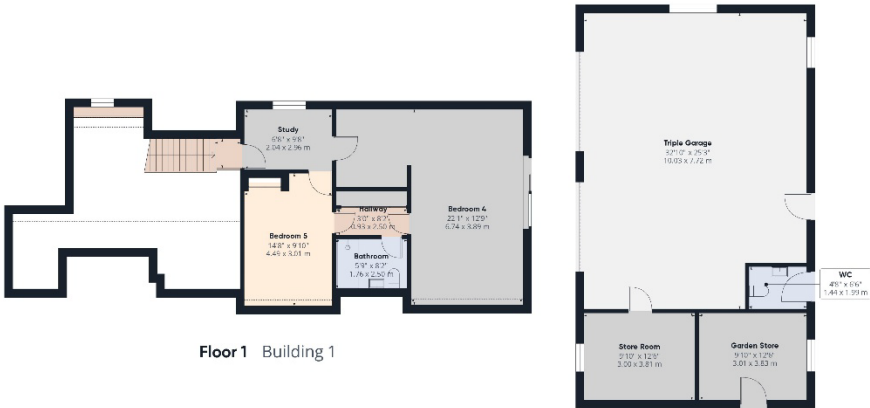
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Floor -1 Building 1



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

4873 ft²

452.6 m²

Balconies and terraces

70 ft²

6.5 m²

Reduced headroom

16 ft²

1.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

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Directions

From Bude town centre proceed out of the town towards Stratton and upon reaching the A39 turn left signposted Bideford. Continue on this road for approximately 4 miles and upon reaching the village of Kilkhampton take the left hand turning into Penstowe Road whereupon the property will be found approximately 200 yards on the right hand side.



Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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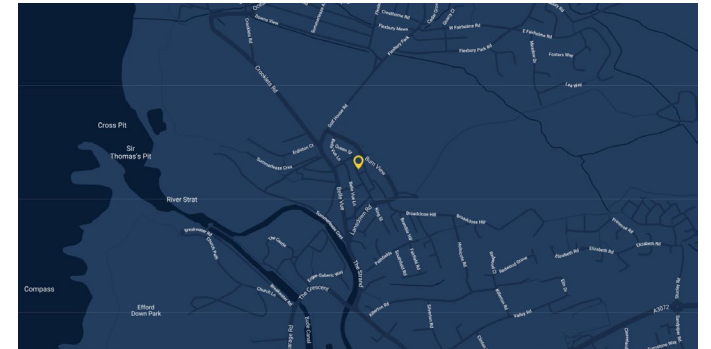
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