



Bond
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Changing Lifestyles

Carpenters Cottage
Penstowe Road
Kilkhampton
Bude
Cornwall
EX23 9QT

Asking Price: £365,000 Freehold



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01288 355 066
bude@bopproperty.com

Carpenters Cottage, Penstowe Road, Kilkhampton, Bude, Cornwall, EX23 9QT



- 3 BEDROOMS
- MASTER ENSUITE AND DRESSING ROOM
- SEMI DETACHED COTTAGE
- HIGHLY SOUGHT AFTER VILLAGE LOCATION
- GENEROUS SIZE GARDENS
- OFF ROAD PARKING
- DETACHED DOUBLE GARAGE WITH DEVELOPMENT POTENTIAL
- RENOVATED BY THE CURRENT OWNERS
- INTERNAL VIEWING RECOMMENDED
- EPC: TBC
- Council Tax Band: B



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Overview

Situated within the highly sought-after village of Kilkhampston, renowned for its strong sense of community and excellent range of traditional local amenities, is this impressive and beautifully presented stone-built cottage.

The property has been significantly enhanced and improved by the current owners, most notably through the addition of a superb two-storey rear extension, together with the provision of a detached double garage. The result is a characterful home that successfully combines the charm of a traditional cottage with generous, versatile modern living accommodation.

On the ground floor, the property provides a comfortable sitting room featuring an attractive fireplace with a wood-burning stove, creating a welcoming focal point. There is also a useful utility area and a convenient cloakroom.

To the rear of the property is undoubtedly the heart of the home — an exceptional open-plan kitchen, dining and living space. This impressive room enjoys an abundance of natural light, with French doors opening directly onto the rear gardens and providing a wonderful outlook over the outside space. The kitchen is fitted to a high standard, featuring Corian work surfaces, a Belfast-style sink, space for a range-style cooker and American-style fridge/freezer, together with a central island incorporating a breakfast bar.

There is ample room for a substantial dining table and chairs as well as a comfortable living area, making this a superb space for both everyday family life and entertaining. Exposed oak framing provides an attractive architectural feature, adding warmth, character and considerable visual appeal to this outstanding room.

To the first floor are three bedrooms, including an impressive principal bedroom suite. This generous double bedroom benefits from its own enclosed balcony, en-suite facilities and a separate dressing room, currently utilised as a spacious home study. There is also a further double bedroom, a good-sized single bedroom and a well-appointed family bathroom, completing the first-floor accommodation.

Outside, the property enjoys a generous and attractive garden, with off-road parking provided to the front. A driveway continues alongside the garden and leads to the detached double garage positioned towards the rear of the plot. The garage offers excellent versatility and may present potential for conversion to an annexe or holiday accommodation suitable for income generation subject to gaining the necessary consents.

The gardens are principally laid to lawn and provide a good degree of privacy, with a timber-decked seating area situated towards the bottom of the garden, creating an ideal setting for alfresco dining and outdoor entertaining. Overall, the outside space complements the property particularly well, offering both practicality and an attractive environment in which to relax and enjoy the home.

Location

The property is situated only a short walk from the centre of the village of Kilkhampston 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.

Services - Mains electricity, water and drainage. Oil fired central heating.

Agents Notes - 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.

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 Kilkhampston take the left hand turning into Penstowe Road whereupon Carpenters Cottage will be found in a short distance on the right hand side.

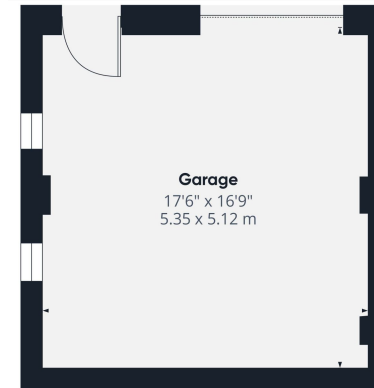
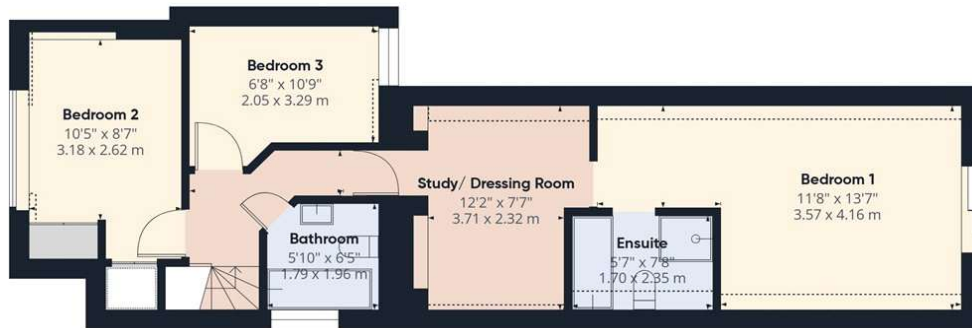


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Floorplan



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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