



Bond
Oxborough
Phillips

Changing Lifestyles

11 Village Farm Close
Marhamchurch
Bude
Cornwall
EX23 0HN

Asking Price: £525,000

Freehold



Changing Lifestyles

01288 355 066
bude@bopproperty.com

11 Village Farm Close, Marhamchurch, Bude, Cornwall, EX23 0HN



- Spacious three/four bedroom detached home
- Popular village location in Marhamchurch
- Versatile accommodation of approximately 1,516 sq ft
- Impressive 26ft kitchen/dining room
- Generous living room with feature fireplace
- Ground floor office/bedroom four
- Useful utility room and separate WC
- Three well-proportioned first floor bedrooms
- Two first floor bathroom/shower facilities
- Enclosed rear garden with lawn and patio areas
- Brick-paved driveway providing off-road parking
- Attached garage
- EPC: C
- Council Tax Band: D



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Situated within the popular village of Marhamchurch, this spacious and well-presented three/four bedroom detached home offers versatile accommodation extending to approximately 1,516 sq ft, together with driveway parking, an attached garage and an enclosed rear garden.

The accommodation is arranged over two floors and begins with an entrance porch leading into a central hallway. The main living room is a generous reception space, featuring a fireplace as a focal point and double doors opening through to the kitchen/dining room, creating a sociable flow between the principal living areas.

A particular feature of the property is the impressive kitchen/dining room, extending to over 26ft in length. The kitchen is fitted with a range of contemporary units complemented by timber work surfaces, tiled splashbacks and integrated cooking appliances, while a breakfast bar provides additional preparation and seating space. The adjoining dining area comfortably accommodates a family dining table and benefits from French doors opening directly onto the rear garden. Beyond the kitchen is a useful utility room, with further fitted storage and worktop space, together with a separate ground floor WC.

Also positioned on the ground floor is a further room currently identified as an office/bedroom four. This flexible space would work equally well as a home office, guest bedroom, playroom or additional reception room, depending on individual requirements. Stairs rise to the first floor where there are three well-proportioned bedrooms. The principal bedroom is particularly spacious and benefits from built-in wardrobes, while the remaining bedrooms offer comfortable accommodation for family or guests. The first floor is completed by two separate bathroom/shower facilities, adding further practicality to the layout.

Externally, the property is approached over a brick-paved driveway providing off-road parking and access to the attached garage, with an attractive planted frontage. To the rear is an enclosed garden laid mainly to lawn with paved patio areas adjoining the house, creating an ideal setting for outdoor seating and entertaining.

Overall, this is a versatile and generously proportioned home in a sought-after village setting, ideally suited to family living and offering flexible accommodation with the benefit of a garage, parking and private garden.

Located within the popular and sought after self contained village of Marhamchurch, offering a convenient range of local amenities including community village store, primary school, places of worship and popular local inn, etc. The popular coastal resort of Bude is some 3 miles offering a more comprehensive range of shopping, schooling and recreational facilities including its leisure centre and 18 hole Links Golf Course etc. Bude 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 leisure activities together with many cliff top coastal walks. The bustling market town of Holsworthy lies some 9 miles inland. Launceston is some 15 miles and provides access to the A30 which connects in turn to Okehampton and Exeter with its intercity railway network, airport and link to the M5 motorway.

Entrance Porch - 4'5" x 6'2" (1.35m x 1.88m)

Entrance Hall

Living Room - 16'6" x 11'8" (5.03m x 3.56m)

Kitchen/Dining Room - 9'3" x 26'8" (2.82m x 8.13m)

Utility Room - 6'10" x 8' (2.08m x 2.44m)

WC

Office/Bedroom 4 - 11'9" x 8'2" (3.58m x 2.5m)

First Floor Landing

Bedroom 1 - 12'5" x 6'7" (3.78m x 2m)

En-Suite

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Bedroom 2 - 15'4" x 11'7" (4.67m x 3.53m)

Bedroom 3 - 9'9" x 10' (2.97m x 3.05m)

Bathroom

Garage - 16'4" x 8' (4.98m x 2.44m)

Outside - To the front, the property is approached over a brick-paved driveway providing off-road parking and access to the attached garage. A planted garden area adds greenery and kerb appeal, with a pathway leading to the main entrance.

To the rear is an enclosed garden offering a good degree of privacy, mainly laid to lawn with paved patio areas adjoining the property, providing space for outdoor seating and entertaining. The garden is bordered by established hedging, stone walling and timber fencing, with gated access to the side.

EPC - Rating C.

Council Tax - Band D.

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.

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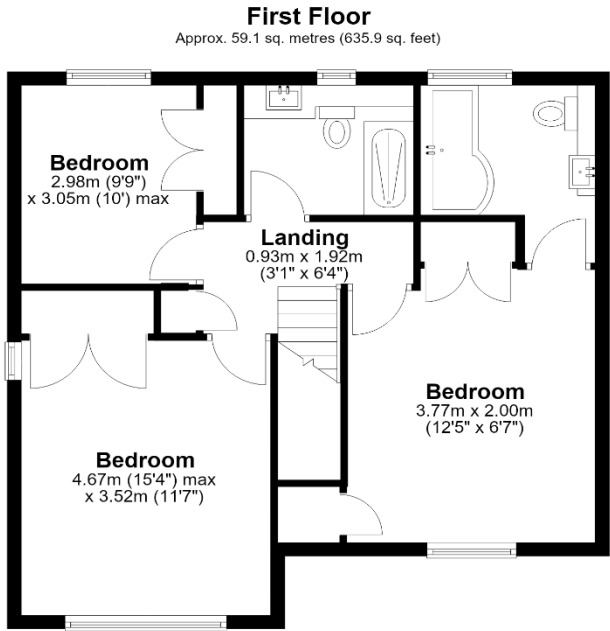
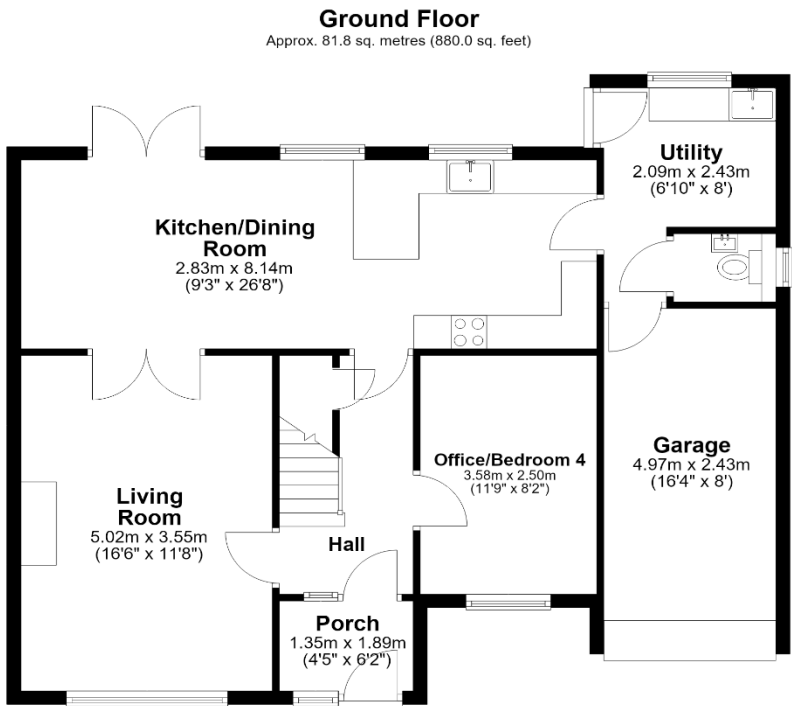
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Have a property to sell or let?

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. 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



Total area: approx. 140.8 sq. metres (1515.9 sq. feet)
11 Village Farm Close, Marhamchurch, Cornwall

Directions

From Bude Town Centre proceed out of the town towards Stratton and turn right into Kings Hill opposite the fuel Station. Upon reaching the A39 take the right hand turning towards Camelford and immediately left following the signs to Marhamchurch. On reaching the centre of Marhamchurch, turn left and after passing the Bullers Arms take the left hand turning into Hobbacott Lane and then immediately right into Hilton Road whereupon the entrance to Village Farm will be found on the right hand side. Upon entering Village Farm Close number 11 will be found on the left hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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