Bond Oxborough Phillips

Changing Lifestyles

Roundhayes House
Roundhayes Farm
Crackington Haven
Bude
Cornwall
EX23 0LF

Asking Price: £595,000

Freehold







Changing Lifestyles

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Roundhayes House, Roundhayes Farm, Crackington Haven, Bude, Cornwall, EX23 0LF

- Substantial Link-Detached Farmhouse
- Approximately 2,005 Sq. Ft. of Accommodation
- Four Bedrooms
- Ground Floor Office / Potential Bedroom Five
- 3 Bathrooms
- Impressive Living Room
- Separate Sitting Room
- Generous Kitchen/Dining Room
- Utility Room, Pantry & Store
- Established Mature Gardens
- Countryside & Distant Coastal Views
- Off-Road Parking
- Use of Communal Grounds & Tennis Court
- Popular Crackington Haven Location







Occupying an attractive rural position on the outskirts of the popular coastal village of Crackington Haven, Roundhayes House is a substantial and characterful link-detached farmhouse offering approximately 2,005 sq. ft. of versatile accommodation, complemented by established gardens, ample parking and far-reaching countryside views towards the coast.

The property combines the proportions and character of a traditional farmhouse with a practical and flexible layout, providing four bedrooms on the first floor together with a further ground floor office/potential fifth bedroom. With three reception areas, a generous kitchen/dining room and useful ancillary accommodation, the house is particularly well suited to those seeking space for family living, working from home or accommodating visiting guests.

An entrance porch opens into the principal living accommodation, where the impressive living room forms a particularly spacious reception area. A separate sitting room provides an additional, more intimate living space, whilst the kitchen/dining room offers generous room for both cooking and dining and is supported by a useful pantry. A further lobby leads into the versatile ground floor wing, comprising an office/potential fifth bedroom, shower room, utility room, rear porch and store. This area provides excellent flexibility and may suit a variety of uses depending upon a purchaser's requirements. On the first floor, the landing serves four bedrooms together with the family bathroom. The accommodation retains an appealing farmhouse feel whilst offering excellent scope for family life and guests.

Externally, the property is surrounded by mature and established gardens which form an important feature of the home. Areas of lawn are interspersed with mature trees, shrubs and planting, whilst terraces and seating areas provide attractive spaces for outdoor dining and entertaining. There is also a more enclosed courtyard-style garden immediately adjoining the house, providing a sheltered and private outdoor space. Roundhayes House also enjoys rights to use communal grounds and a communal tennis court within the wider development, providing an additional recreational amenity.

The property further benefits from off-road parking and access over the existing driveway, the precise ownership and access arrangements for which are currently being confirmed by the vendors' solicitors.

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The village of Crackington Haven lies on the rugged North Cornish coastline and is famed for its many nearby areas of outstanding natural beauty and popular bathing beaches providing a whole host of watersports and leisure activities together with many breathtaking clifftop coastal walks etc. Other nearby picturesque beauty spots include Tintagel, Boscastle, Trebarwith Strand, Strangles, Roughtor, Summerleaze, Crooklets, Sandymouth, Northcott, Widemouth Bay beaches and a bit further afield the Camel Trail and Padstow. The town of Camelford is approximately 5 miles in a southerly direction and the coastal town of Bude is some 12 miles in a northerly direction offering a more comprehensive range of shopping, schooling and recreational facilities.









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Property Description

Entrance Porch - 5'1" x 3'10" (1.55m x 1.17m)

Living Room - 16'5" x 21'9" (5m x 6.63m)
Staircase to First Floor landing.

Sitting Room – 12'3" x 12'10" (3.75m x 3.93m)

Bathroom - 7'7" x 8' (2.3m x 2.44m)

Kitchen/Dining Room - 22'6" x 11'5" (6.86m x 3.48m)

Lobby - 12'10" x 12'2" (3.9m x 3.7m)

Office/Potential Bedroom 5 - 6'10" x 17'5" (2.08m x 5.3m)

Shower Room - 5'9" x 5'8" (1.75m x 1.73m)

Rear Porch - 5'10" x 5'2" (1.78m x 1.57m)

Utility Room - 5'10" x 10'10" (1.78m x 3.3m)

First Floor Landing - 6'11" x 7' (2.1m x 2.13m)

Bedroom 1 - 12' x 11'11" (3.66m x 3.63m)

Bedroom 2 - 11'2" x 12'7" (3.4m x 3.84m)

Bedroom 3 - 12' x 9'4" (3.66m x 2.84m)

Bedroom 4 - 7'1" x 8'6" (2.16m x 2.6m)

Bathroom - 8'8" x 8'5" (2.64m x 2.57m)

Outside - The gardens are an especially attractive feature of Roundhayes House and provide a variety of established outdoor spaces surrounding the property. Immediately adjoining the house are areas of terraced seating areas and lawn providing excellent spaces for outside dining, entertaining and relaxation with an enclosed courtyard garden at the rear of the property providing a low maintenance area with a number of raised vegetable beds and planting. Beyond, the gardens are predominantly laid to lawn and complemented by mature trees, shrubs, established borders and traditional stone walling, creating an attractive and private setting.
Off-road parking is available within the grounds, approached via the existing driveway.

The property also benefits from the use of communal grounds and a communal tennis court within the wider development.

Outside Store - 8' x 5'7" (2.44m x 1.7m)

Service Charge - A payment of £60 per month is made for the upkeep of the communal gardens, grounds, tennis court, lighting, rubbish collection and maintenance of the septic tanks.

Services - Mains water and electricity. Private drainage via a shared septic tank. Oil fired central heating with under floor heating throughout the ground floor (apart from the kitchen).

Agents Note - The vendors are retaining adjoining land and a separate outbuilding which previously formed part of the wider holding and these are therefore excluded from the sale.

The vendors have advised that, following discussions with their solicitor, that the property will include the full driveway from the near edge of the entrance gate (with a right of way over the entrance on to the drive) through to the house. A right of way will be retained over the driveway to provide access to the adjoining Little Barn. The proposed boundary also incorporates the grassed strip adjoining the driveway and road, providing additional useful outside space which could offer scope for overspill parking, further storage or planting, subject to any necessary consents.

The exact boundaries, ownership of the driveway and associated rights of access are currently being finalised by the vendors' solicitor and will be clearly defined on the title plan prior to completion. Prospective purchasers should satisfy themselves through their legal adviser as to the final arrangements.

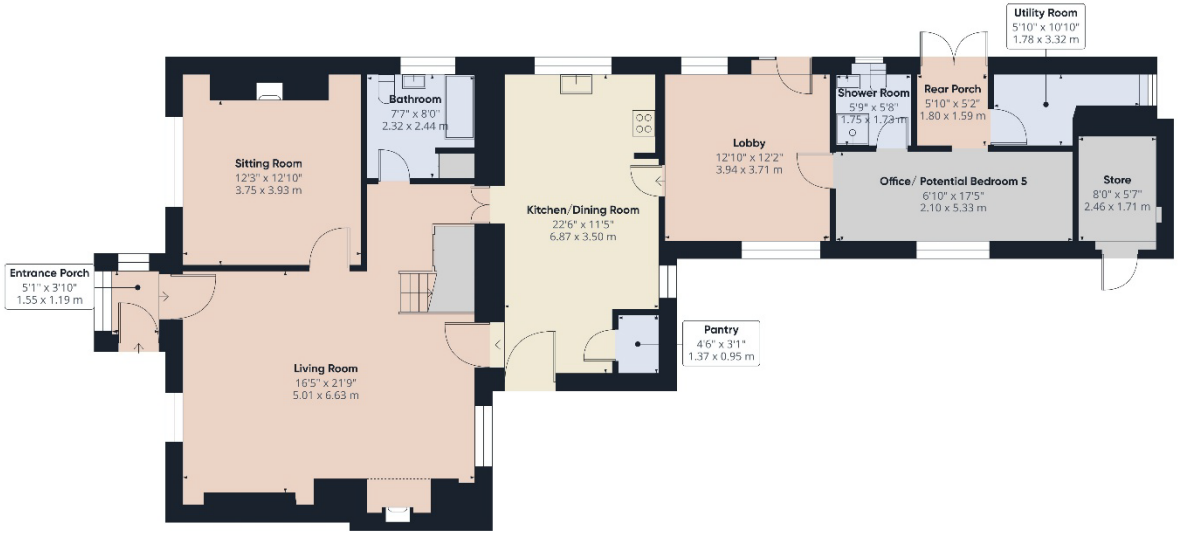
Anti Money Laundering - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We 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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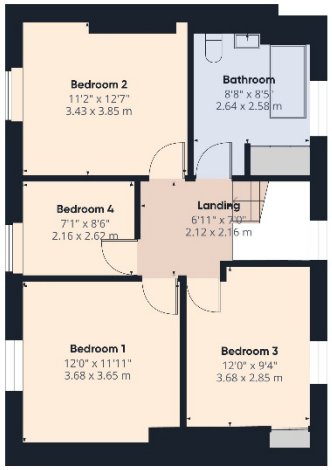
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Floorplan



Floor 0



Floor 1



Approximate total area(1)

2005 ft²

186.2 m²

Reduced headroom

12 ft²

1.2 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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EPC TBC

Directions

From Bude town centre proceed out of the town towards Stratton, turning right into Kings Hill after passing the Shell petrol station on the left hand side. Upon reaching the A39 turn right signposted Camelford and proceed for approximately 8 miles, passing through Wainhouse Corner and taking the next right hand turning signposted Boscastle. Continue for approximately 1½ miles to Tresparrett Posts and turn right towards Crackington Haven. Proceed for approximately ½ mile whereupon the entrance into Roundhayes House will be found on the left hand side with a name plaque and Bond Oxborough Phillips for sale board clearly displayed.

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.

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

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Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on

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