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Changing Lifestyles

Heyleigh Farm Cottage
Launcells
Bude
Cornwall
EX23 9NL

Asking Price: £349,950,000

Freehold



Changing Lifestyles

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- GRADE II LISTED THATCHED COTTAGE
- 3 BEDROOMS
- WELL PRESENT THROUGHOUT
- WELL MAINTAINED LARGE GARDENS
- AMPLE PARKING
- RURAL LOCATION
- EPC RATING E
- COUNCIL TAX BAND TBA



An exciting opportunity to acquire this delightful 3 bedroom Grade II listed thatched cottage enjoying a generous sized plot and boasting a wealth of characterful features throughout. The residence benefits from extensive landscaped gardens offering a peaceful setting with mature shrubs and useful outbuildings whilst benefiting from ample off road parking. Available with no onward chain. EPC rating E. Council tax band TBC.





Launcells is a small hamlet lying approximately 2 miles from the small unspoilt market town of Stratton with its traditional amenities including Health Centre, popular Pubs, Post Office, Shops, etc. Bude with its many amenities including sandy surfing beaches, Golf Course, Swimming Pool, complex, etc. is some 4 miles. The neighbouring village of Kilkhampton, giving convenient access to the A39, is some 3 miles whilst Bradworthy is some 7 miles. The self contained market town of Holsworthy is also some 7 miles. Launceston, Cornwall's ancient capital, and the A30 dual carriageway is some 17 miles. Okehampton and Dartmoor are some 25 miles whilst the cathedral city of Exeter with its Inter City rail and motorway links is some 45 miles. Some of North Cornwall's most breathtaking coastline and scenery is ready to hand including many local beauty spots with the Upper and Lower Tamar Lakes nearby offering additional recreational facilities.



Covered Entrance Porch - Slate flooring with solid wooden door leading to:

Entrance Hall - Exposed timber beams with tiled flooring.

Kitchen - 8'6" x 14'7" (2.6m x 4.45m)

A bespoke fitted kitchen with a range of wall and base mounted units with polished granite work surfaces over incorporating a Belfast sink with mixer taps over. Recess for Rangemaster oven. Built in washing machine and dishwasher. Space for under counter fridge. Pantry cupboard. Exposed timber beams with a timber and stone window seat overlooking the garden. Dual aspect multi paned windows to the front and rear elevations.

Dining Room - 11'2" x 13' (3.4m x 3.96m)

Dual aspect room with feature fireplace housing a multi fuel burner with wooden mantel surround and slate hearth. Slate window seats and exposed timber beams.

Living Room - 9'11" x 13'9" (3.02m x 4.2m)

A further characterful reception room with stone feature fireplace housing a multi fuel burner with slate hearth and exposed timber beams. Solid wooden door leading to front elevation.

First Floor Landing - Airing cupboard. Window to front elevation.

Bedroom 1 - 9'10" x 13'4" (3m x 4.06m)

Light and airy double bedroom with dual aspect windows offering far reaching views across the countryside and vaulted ceilings with exposed beams. Built in wardrobe.

Bedroom 2 - 8'6" x 7'4" (2.6m x 2.24m)

Double bedroom with built in wardrobe and overhead storage. Exposed beams and window to rear elevation.

Bedroom 3 - 11'3" x 9'7" (3.43m x 2.92m)

Built in wardrobe with overhead storage. Window to side elevation overlooking the gardens.

Bathroom - 10'2" x 4'9" (3.1m x 1.45m)

Comprising an enclosed panel bath, low level WC, enclosed shower cubicle with mains fed shower over and pedestal wash hand basin. Extractor fan. Heated towel rail.

Outside - Approached by a through a five bar wooden gate with granite pillars, opening out onto an impressive gravelled driveway providing ample parking with a central feature mature shrubbery. In turn providing access to the front door of the residence and access to the useful outbuilding. To the side elevation of the property is a paved patio with steps and granite pillars leading to the extensive level gardens. Granite and stone feature well, timber swing set and dining pavilion with a slate roof is set amongst the mature shrubs and trees.

Services - Mains water and electricity. Private drainage.

EPC - Rating E.

Council Tax - Band TBA.

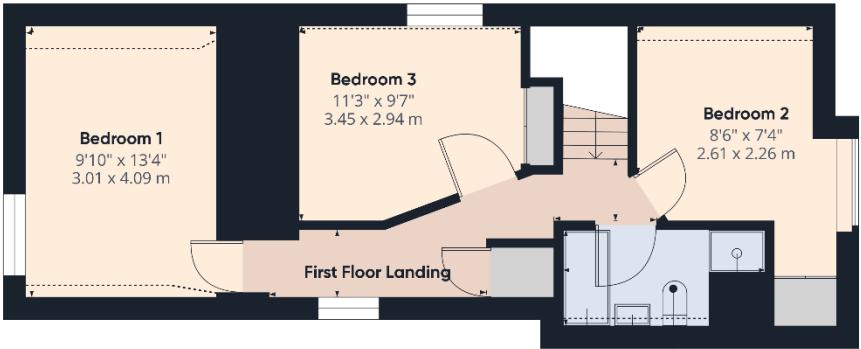
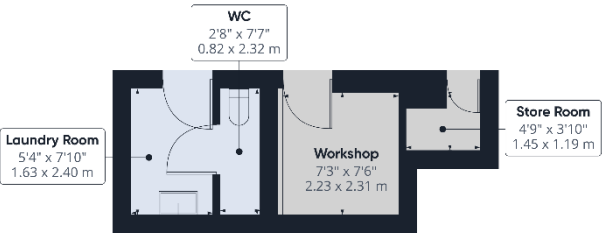




Heyleigh Farm Cottage, Launcells, Bude, Cornwall, EX23 9NL



Floor 0 Building 1



Bathroom
10'2" x 4'9"
3.10 x 1.47 m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	57
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Directions

From Bude town centre proceed out of the town towards Stratton and upon reaching the A39 turn left, after approximately ¼ mile take the right hand turn onto the A3072 towards Holsworthy. Upon reaching Red Post turn left signposted Kilkhampton and continue for approximately 1/2 mile whereupon the property will be found the right hand side.

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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