

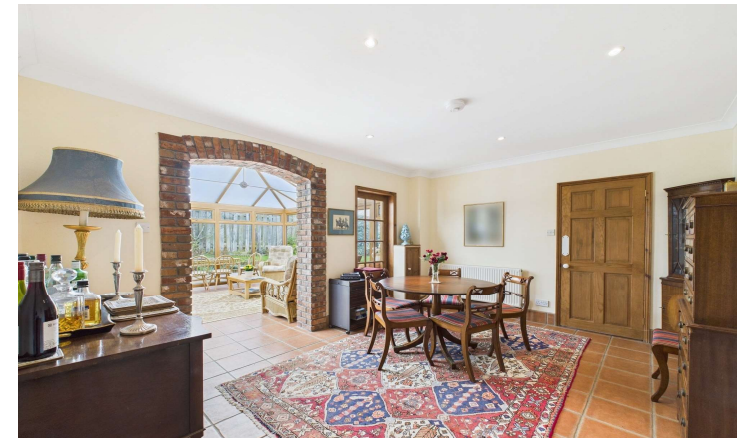


Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Atlanta  
Crackington Haven  
Bude  
Cornwall  
EX23 0JR

**Asking Price: £525,000 Freehold**



Changing Lifestyles

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## Atlanta, Crackington Haven, Bude, Cornwall, EX23 0JR

- 4 BEDROOMS
- 3 RECEPTION ROOM
- 2 BATHROOMS
- DETACHED HOUSE
- VERSATILE AND SPACIOUS ACCOMMODATION THROUGHOUT
- SHORT DISTANCE TO CRACKINGTON HAVEN BEACH
- ENTRANCE DRIVEWAY WITH AMPLE OFF ROAD PARKING
- GARAGE
- NO ONWARD CHAIN
- EPC: E
- COUNCIL TAX BAND: C



Available with no onward chain an opportunity to acquire this deceptively spacious 3 reception, 4 bedroom detached house enjoying superb views over the countryside in this enviable position within the sought after North Cornish village of Crackington Haven. The residence is located only a short drive from Crackington Haven Beach and the A39 and offers versatile accommodation throughout with and would be well suited as a fantastic main residence or second home. Tarmac entrance driveway providing ample off road parking and leading to garage with adjoining front garden enjoying a pleasant outlook over the surrounding countryside. Enclosed rear garden laid principally to lawn.



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The sociable village of Crackington Haven with its own community run local shop 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 Boscastle, Trebarwith Strand and Widemouth Bay. 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.



# Property Description

## Entrance Lobby - 10' x 9'4" (3.05m x 2.84m)

Spacious entrance area with useful built in cupboard with sliding doors. Window to front elevation.

## Living Room - 19'9" x 14'2" (6.02m x 4.32m)

A spacious reception room with brick feature fireplace housing log burner and double glazed French doors to terraced patio area. Window to rear elevation enjoying views over the surrounding countryside. Door to inner hall.

## Kitchen - 11'2" x 10'8" (3.4m x 3.25m)

A fitted range of base and wall mounted units with work surfaces over incorporating stainless steel twin sink and drainer unit with mixer tap, built in 4 ring electric hob with extractor over and high level oven/grill. Integrated dishwasher and fridge freezer. Window to rear elevation.

## Dining Room - 14'3" x 11'3" (4.34m x 3.43m)

Ample space for dining table and chairs. Door to Inner Hall. Leads to:

## Conservatory - 14'8" x 14'5" (4.47m x 4.4m)

Light and airy reception room with windows overlooking the rear gardens and door to outside.

## Inner Hall - 14'11" x 5'9" (4.55m x 1.75m)

Staircase leading to first floor. Window to front elevation.

## Bedroom 1 - 11'11" x 10'4" (3.63m x 3.15m)

Double bedroom with built in wardrobe and French doors leading to a terraced patio area a perfect spot to enjoy breakfast and the surrounding countryside views.

## Bedroom 2 - 10'10" x 9' (3.3m x 2.74m)

Double bedroom with built in wardrobe and window to front elevation.

## Shower Room - 6'11" x 6'4" (2.1m x 1.93m)

Enclosed shower cubicle with electric mira shower over, low flush WC, pedestal wash hand basin, heated towel rail and frosted window to rear elevation.

**First Floor Landing** - A large landing area with useful built in storage cupboard. Window to front elevation and fitted Velux skylight.

## Bedroom 3 - 12'10" x 12'5" (3.9m x 3.78m)

Double bedroom with fully fitted wardrobes and window to front enjoying elevated views over the surrounding farmland.

## Bedroom 4 - 12'10" x 9'8" (3.9m x 2.95m)

Dual aspect double bedroom with built in wardrobes.

## Bathroom - 10' x 6'9" (3.05m x 2.06m)

Corner panel bath with mixer tap and shower attachment over, pedestal wash hand basin, low flush WC. Velux skylight. Cupboard access to useful loft storage area.

**Outside** - The residence is approached via a tarmacadam entrance driveway providing ample off road parking and access to the useful detached garage with utility room. Front garden is laid principally to lawn with a terraced patio area adjoining Bedroom 1 and a variety of mature trees and shrubs. Pedestrian gated access to both sides

of the property leads to the enclosed rear bordered by close board fencing providing a high degree of privacy with gardens laid to lawn and a patio area adjoining the property providing an ideal spot for al fresco dining. Timber shed.

## Garage - 17'7" x 9'8" (5.36m x 2.95m)

Up and over vehicle entrance door. Power and light connected. Useful loft storage area. Door to:

## Utility Room - 11'3" x 9'5" (3.43m x 2.87m)

Dual aspect room with fitted stainless steel sink and mixer tap, space and plumbing for washing machine and space for tumble dryer. Floor mounted Grant oil fired boiler.

**EPC** - E

**Council Tax** - Band C

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

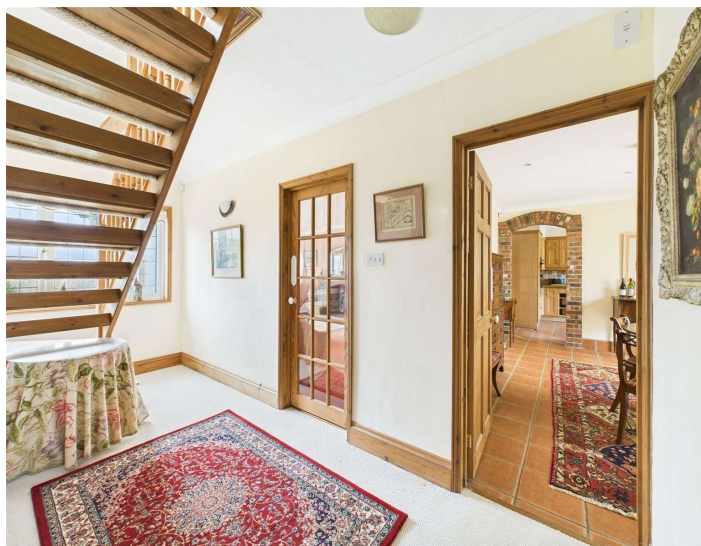
Mobile Coverage		Broadband	
EE	●	Basic	15 Mbps
Vodafone	●	Superfast	80 Mbps
Three	●		
O2	●		
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		
Virgin	✗		







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Floor 0



Floor 1

Approximate total area<sup>††</sup>  
2067.33 ft<sup>2</sup>  
192.06 m<sup>2</sup>

Reduced headroom  
183.29 ft<sup>2</sup>  
17.03 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		70
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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, turning right into Kings Hill after passing the Esso 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 3 miles and upon entering Higher Crackington continue past the village stores and take the next right hand turning into Church Park Road and after a short distance Atlanta will be found on your left hand side with a 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.

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