



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

The Cottage  
Roundhayes Farm  
Crackington Haven  
Bude  
Cornwall  
EX23 0LF

**£1,400 per month**  
**Furnished**



Changing Lifestyles

01288 355 066  
bude@boproperty.com

# The Cottage, Roundhayes Farm, Crackington Haven, Bude, Cornwall, EX23 0LF



- 5 BEDROOMS (2 ENSUITE)
- 2 RECEPTION ROOMS
- QUIRKY AND HIGHLY INDIVIDUAL RESIDENCE
- FAR REACHING COUNTRYSIDE AND SEA VIEWS
- GENEROUS PLOT 0.62 ACRES IN TOTAL
- VERY SHORT DRIVE TO LOCAL BEAUTY SPOTS
- OFF ROAD PARKING

Situated only a couple of minutes drive to the beautiful beach of Crackington Haven and a couple of miles further afield the iconic Boscastle Harbour; we are proud to present this peacefully situated and well presented, quirky 5 bedroom, 3 bathroom (2 ensuite) cottage with the gardens and paddock measuring approx 0.62 acres and boasting fantastic far reaching views over the countryside and to the sea beyond. Offering versatile and spacious accommodation throughout, ample off road parking, landscaped large gardens, outside swim spa and paddock with the added benefit of extensive communal grounds of approx 1.5 acres which include an all weather tennis court, large pond, orchard and playing field set within the backdrop of the surrounding AONB countryside. Underfloor heating, large 16kw log burner and 2 windows with one way glass. Conveniently situated only a short drive from the A30 with links to Exeter, Bristol and London. EPC E. Council Tax Band C.



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## Covered Entrance Porch

**Entrance Hall** - 11'9" x 2'11" (3.58m x 0.9m)

**Sitting/ Games Room** - 15'3" x 11'5"  
(4.65m x 3.48m)

**Open Plan Living/ Dining/ Kitchen Area** - 17'3" x 30'9" (5.26m x 9.37m)

**Bedroom 3** - 11'11" x 11'2" (3.63m x 3.4m)

**Bedroom 4** - 7'7" x 7'6" (2.3m x 2.29m)

**Bedroom 5** - 7'7" x 7'6" (2.3m x 2.29m)

**Bathroom** - 7'6" x 5'6" (2.29m x 1.68m)

**Utility Room** - 4'10" x 4'3" (1.47m x 1.3m)

**First Floor Landing**

**Bedroom 1** - 14'1" x 12'2" (4.3m x 3.7m)

**Ensuite Bathroom** - 6'9" x 5'8" (2.06m x 1.73m)

**Bedroom 2** - 16'2" x 7'7" (4.93m x 2.3m)

**WC** - 4'3" x 3'10" (1.3m x 1.17m)



**Outside** - Approached via a 5 bar gate leading to the entrance driveway for the property and providing ample off road parking with additional spaces located in the communal car park. Superb landscaped gardens wrap around the front and side of the property principally laid to lawn with sheltered south facing terrace, external hot/cold shower and 'Resistance swim against the current pool' Heated (up to 40 degrees) Swim Spa with two 'captain' seats. Wraparound formal garden with gated access and parking for 2 cars plus additional parking in communal car park. Timber storage sheds. Arch pathway leading to paddock. In all, The Cottage gardens extend to over half an acre.

Use of communal grounds of 1.5 acres including an orchard area, woodland walk and a large stocked pond at the bottom. At the top is an enclosed hard surfaced tennis court and a communal parking area.

### Rental Terms

RENT: £1,400 per calendar month

DEPOSIT: £1,615

Property let as seen - available immediately on a long term let.

A verifiable household income of at least £ per annum is required to be considered.

References will be required.

References will be required. Please Note Permitted Payments: - Holding deposit, equivalent to one week's rent, to secure property. This will go towards the first month's rent providing that you do not withdraw from your application, do not provide inaccurate information, fail to disclose vital information or fail to proceed with the tenancy within a reasonable time frame. - £50 Inc. VAT administration fee for any changes to the tenancy (when requested by the tenant). - Early termination fee (only when agreed in writing from the landlord), £50 Inc. VAT administration fee plus any agreed reasonable costs (as agreed with landlord). - Lost Keys / Security Devices, replacement will be charged at the reasonable cost to the tenant. - Late rent. We reserve the right to charge interest; this can be added to each day after the rent due date (activated from day 15 of rent arrears), charged at an annual percentage rate of +3% above the Bank of England base rate until full payment is made. Bond Oxborough Phillips Bude obtains Client Money protection through CMP (Client Money Protect). Membership no: CMP003347 Bond Oxborough Phillips Bude are members of The Property Ombudsman. Membership No: R00193-6



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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>		<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>48</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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

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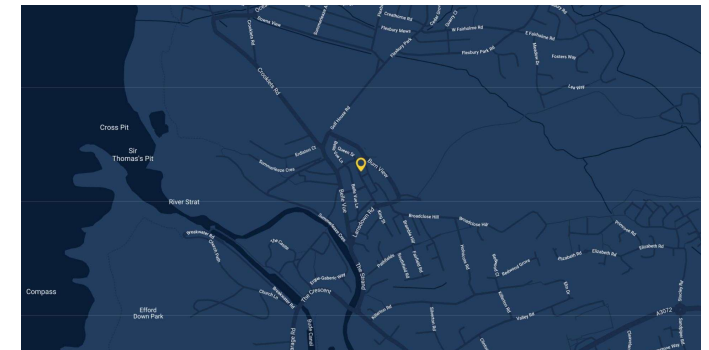
Have a property to sell or let?

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.

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

**01288 355 066**

for a free conveyancing quote and  
mortgage advice.



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