

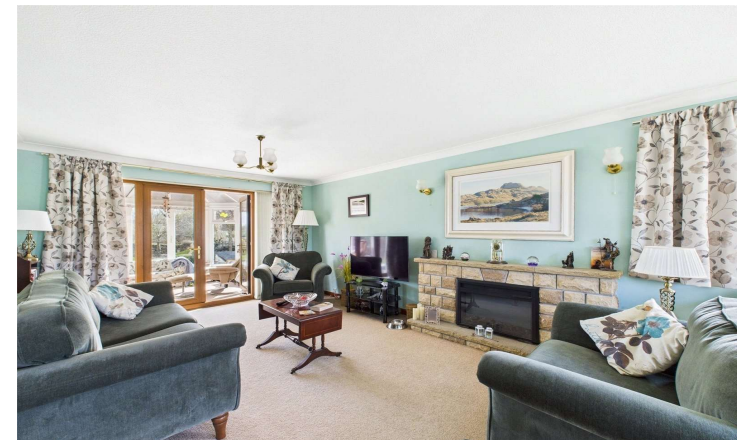


Bond
Oxborough
Phillips

Changing Lifestyles

Merlebank
Woodville Road
Woodford
Bude
Cornwall
EX23 9JA

Asking Price: £450,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

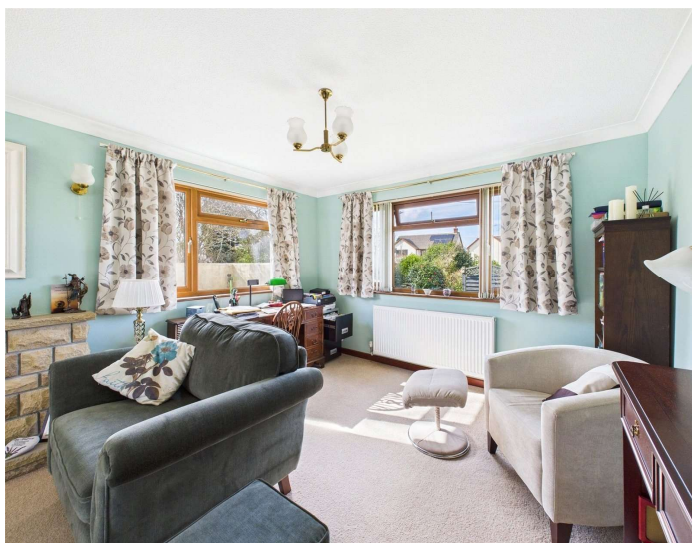
Merlebank, Woodville Road, Woodford, Bude, Cornwall, EX23 9JA



- 3 BEDROOMS (1 ENSUITE)
- 3 RECEPTION ROOMS
- DETACHED BUNGALOW
- AMPLE OFF ROAD PARKING
- INTEGRAL GARAGE
- VILLAGE LOCATION
- GENEROUS PLOT OF APPROX 0.31 ACRES
- LANDSCAPED GARDENS
- COUNTRYSIDE VIEWS TO REAR ELEVATION
- COUNCIL TAX BAND D
- EPC: D



A well presented and spacious 3 bedroom (1 en suite) 3 reception room detached bungalow nestled in outstanding landscaped gardens extending to approx 0.3 acres. Ample off road parking with access to the useful integral garage, with superb countryside views from the rear elevation. Perfectly located in this sought after peaceful rural hamlet close to the spectacular North Cornish coast between Bude and Bideford and only a short drive of the A39. An early appointment is highly recommended to avoid disappointment. Virtual tour is available upon request.

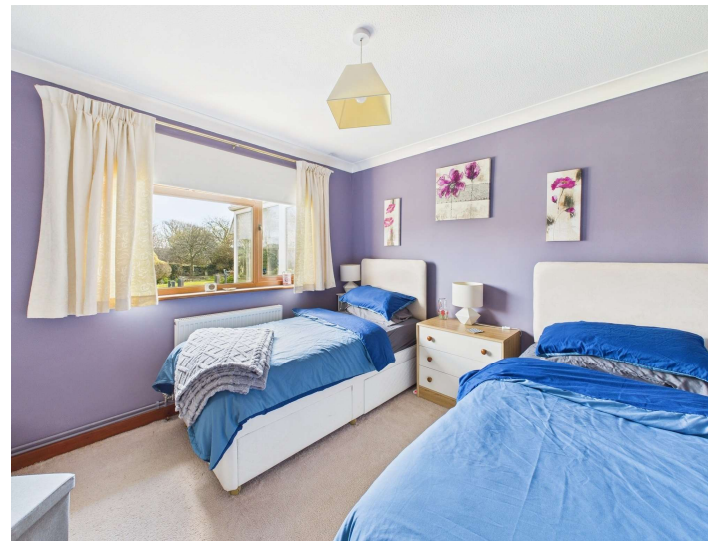
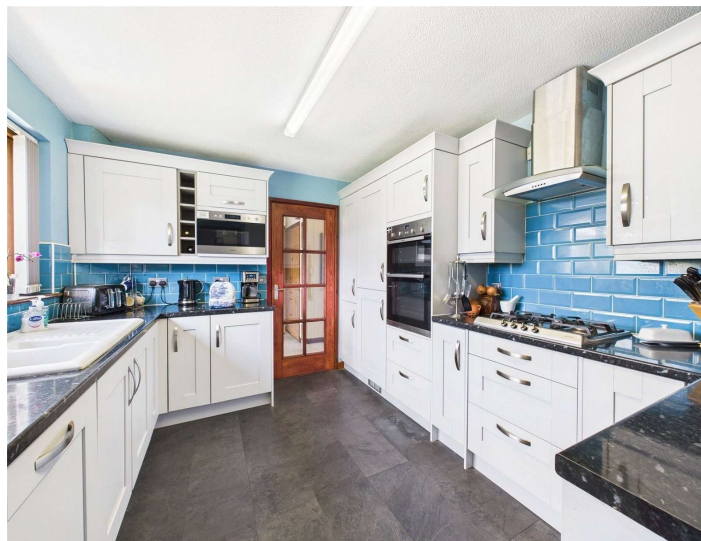


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The residence enjoys a pleasant and desirable location in this peaceful rural hamlet of Woodford lying within the rural and coastal parish of Morwenstow with its outstanding St Marks CE Primary School which has a fantastic reputation in the local area. Other places of interest include places of Worship, local pub and recreational facilities. The rugged North Cornish coastline is close by and is famed for its many areas of outstanding natural beauty and popular bathing beaches, whilst the popular coastal town of Bude which supports a comprehensive range of shopping, schooling and recreational facilities lies some 7 miles distant. The bustling market town of Holsworthy lies some 12 miles inland and the port and market town of Bideford lies some 20 miles in a north easterly direction and provides a convenient access to the A39 North Devon Link Road which connects in turn to Barnstaple, Tiverton and the M5 motorway.



Property Description

Covered Entrance Porch

Entrance Hallway - 7'5" x 6'5" (2.26m x 1.96m)

Useful built in storage cupboards. Door to Garage.

Hallway - Built in airing cupboard.

Kitchen - 11'8" x 9'8" (3.56m x 2.95m)

A fitted range of base and wall mounted units with work surfaces over incorporating ceramic 1 1/2 sink unit with mixer taps, built in 4 ring gas hob with extractor hood over, high level Neff double oven, Hotpoint microwave, dishwasher and fridge freezer. Window to front elevation. Door to:

Dining Room - 11'4" x 9'10" (3.45m x 3m)

Ample space for dining table and chairs with window to front elevation. Door to Hallway.

Living Room - 23'7" x 11'8" (7.2m x 3.56m)

Triple aspect reception room with feature stone fireplace housing electric fire. Double glazed French doors to:

Conservatory - 11'8" x 10'11" (3.56m x 3.33m)

Double glazed UPVC windows overlooking the generous rear gardens. Double glazed French doors leading outside.

Bedroom 1 - 13'3" x 11'9" (4.04m x 3.58m)

Double bedroom with built in wardrobes and window to rear elevation.

Ensuite - 9'1" x 3'2" (2.77m x 0.97m)

Enclosed shower cubicle with mains fed drench shower over, concealed cistern WC, pedestal wash hand basin, fitted LED touch mirror, Frosted double glazed window to rear elevation.

Bedroom 2 - 9'10" x 9'9" (3m x 2.97m)

Double bedroom with built in wardrobes and window to rear elevation.

Bedroom 3 - 9'9" x 6'9" (2.97m x 2.06m)

Built in wardrobe and window to rear elevation.

Bathroom - 9'8" x 7'7" (2.95m x 2.3m)

Enclosed panel bath with mixer taps and electric shower over, low flush WC, pedestal wash hand basin, heated towel rail and window to rear elevation.

Outside - Timber 5 bar entrance gate leads to a paved drive/parking area leading to the garage with a substantial dry stone wall running along the front garden. Level lawn with well stocked borders and beds. Calor LPG tank. Pedestrian access to the side of the property leads to the outstanding rear gardens with a generous level lawn perfectly complimented by beautifully tended and incredibly well stocked borders and plenty of space for potential vegetable beds. Useful patio area with two greenhouses, a large timber thatched roof workshop (19'1" x 7'8") with power and light connected and a useful potting shed.

Garage - 19'2" x 9'7" (5.84m x 2.92m)

Electric roller door with power and light connected. Solar PV Panel. Wall mounted Ariston gas boiler. Space and plumbing for washing machine and tumble dryer with fitted wash hand basin. Window and door to side elevation.

Services - Mains electric, water and drainage. LPG central heating. Solar panels providing additional income.

EPC - Rating D

Council Tax - Band D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	65 D
39-54	E		
21-38	F		
1-20	G		

Directions

Proceed out of Bude towards Stratton turning left at the A39 towards Bideford, continue through Kilkhampton and after 3 miles turn left sign posted Morwenstow. Continue through Shop taking the next left hand turning sign posted Woodford and continue through the hamlet along Woodville Road whereupon after a short distance the entrance to Merlebank will be found on the 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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We are here to help you find
and buy your new home...

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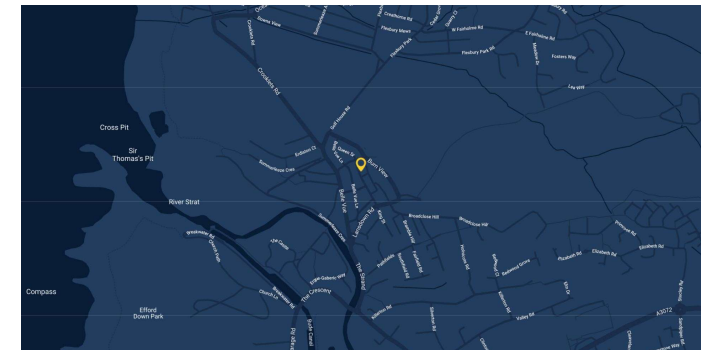
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to provide you with a free valuation of your home.

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mortgage advice.



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