



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Halls Bungalow  
Stibb  
Bude  
Cornwall  
EX23 9HN

**Asking Price: £550,000**

**Freehold**



**Changing Lifestyles**

**01288 355 066**  
**bude@boproperty.com**

# Halls Bungalow, Stibb, Bude, Cornwall, EX23 9HN



- SPECTACULAR COASTAL & COUNTRYSIDE VIEWS
- 3 BEDROOMS
- 2 RECEPTION ROOMS
- EXTENSIVE GROUNDS AND GARDENS
- 1/3 OF AN ACRE PLOT
- GARAGE AND CARPORT
- SHORT DRIVE FROM BUDE AND LOCAL BEAUTY SPOTS
- EPC E
- COUNCIL TAX BAND: D



**Enjoying spectacular far reaching coastal and rural views and standing in its own extensive grounds measuring 1/3 of an acre, a well presented 3 bedroom detached bungalow with tarmac entrance drive providing extensive off road parking, garage and carport.**



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Halls Bungalow occupies a most pleasant elevated position on the outskirts of the hamlet of Stibb being only 1½ miles from the rugged North Cornish coastline famed for its many nearby areas of outstanding natural beauty and popular bathing beaches providing a whole host of water sports and leisure activities etc. Together with many breathtaking clifftop coastal walks etc. Nearby beauty spots and places of interest include Sandymouth, Duckpool, Coombe Valley and Northcott Mouth. The village of Poughill is approx a mile away and Kilkhampton approximately 2½ miles distant and provide a useful range of local village amenities. The coastal town of Bude is some 2 miles away and offers a comprehensive range of shopping, schooling and recreational facilities together with its 18 hole links golf course and fully equipped leisure centre.



# Property Description

**Entrance Porch** - 5'9" x 2'8" (1.75m x 0.81m)

Sliding patio doors to front elevation. Leads to:

**Entrance Hall** - 8'3" x 6'10" (2.51m x 2.08m)

**Hallway**

**Living Room** - 15'11" x 11'4" (4.85m x 3.45m)

Generous reception room with window to front elevation enjoying views over the front garden, countryside and sea glimpses.

**Dining Room** - 11'10" x 10'10" (3.6m x 3.3m)

Bright and spacious reception room with window to the side elevation enjoying spectacular views across the surrounding countryside and down the valley to the coastline. Ample space for dining table and chairs.

**Kitchen** - 16'6" (Max) x 7'6" (5.03m (Max) x 2.29m)

Fitted kitchen comprising a range of base mounted units with work surfaces over incorporating stainless steel sink drainer unit with mixer tap, space for cooker, under counter fridge and tall fridge/freezer. Door to useful pantry cupboard. Dual aspect windows to side elevations with countryside and sea views. Door to Rear Hall.

**Bedroom 1** - 11'10" x 11'4" (3.6m x 3.45m)

Double bedroom with window to the front elevation overlooking the gardens and with views of the countryside and distant sea views. Vanity unit with inset wash hand basin.

**Bedroom 2** - 10'9" x 8'10" (3.28m x 2.7m)

Double bedroom with built in wardrobes, vanity unit with inset wash hand basin and window to rear elevation.

**Shower Room** - 6'8" x 5'9" (2.03m x 1.75m)

Enclosed shower cubicle with electric shower over, pedestal wash hand basin, WC and obscure window to rear elevation.

**Rear Hall** - Door to side elevation.

**Bedroom 3** - 9'2" x 7'5" (2.8m x 2.26m)

Built in cupboard. Window to side elevation enjoying countryside and sea views.

**WC** - 4'7" x 4'2" (1.4m x 1.27m)

WC, pedestal wash hand basin, heated towel rail, built in cupboard and obscure window to rear elevation.

**Utility Room** - 6'1" x 5'9" (1.85m x 1.75m)

Fitted base and wall units with work surfaces over, space and plumbing for washing machine with window to side elevation.

**Outside** - The property is approached over its own tarmac entrance driveway providing ample off road parking and leading to garage and carport. The extensive south facing front lawn backs onto farmland and enjoys spectacular views stretching to the coastline and sea beyond. Raised paved rear patio, gravel garden and greenhouse.

**Garage** - 22'11" x 11' (6.99m x 3.35m)

Electric up and over vehicle entrance with power and light connected and window to side elevation. Door to adjoining Carport.

**Services** - Mains electricity and water. Drainage is via a septic tank located in the adjoining farmers field with a legal right of way for Halls Bungalow only.

**Council Tax** - Band D

**EPC** - Rating E



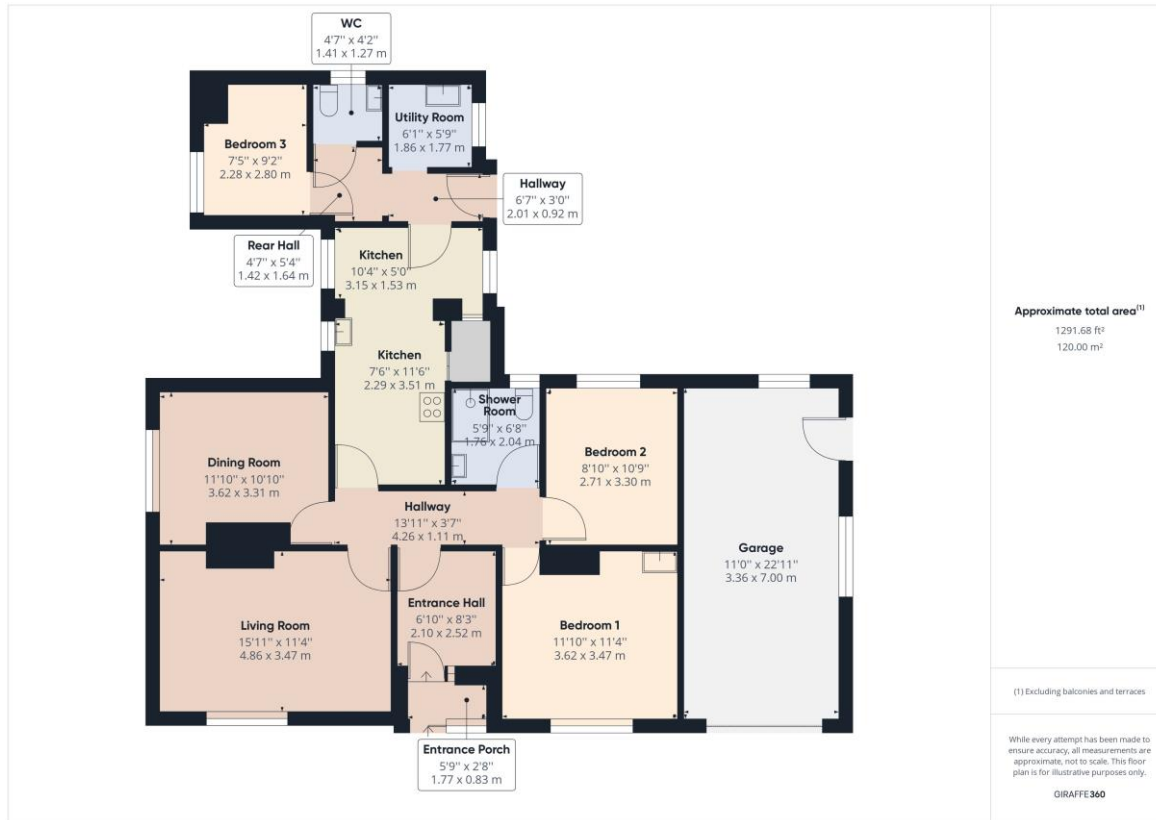
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# Halls Bungalow, Stibb, Bude, Cornwall, EX23 9HN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>100</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>42</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		<b>EU Directive</b>	
		<b>2002/91/EC</b>	

## Directions

From Bude town centre proceed out of the town along Golf House Road through Flexbury and towards the village of Poughill, continue through Poughill centre and at Inch's Shop take the left hand turning into towards Stibb. Proceed for approximately 1.5 miles whereupon Halls Bungalow will be found on your left hand side with a Bond Oxborough Phillips for sale board will be 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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