



Bond
Oxborough
Phillips

Changing Lifestyles

Trenkerval
Kilkhampton
Bude
Cornwall
EX23 9RY

Asking Price: £500,000 Freehold



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01288 355 066
bude@boproperty.com

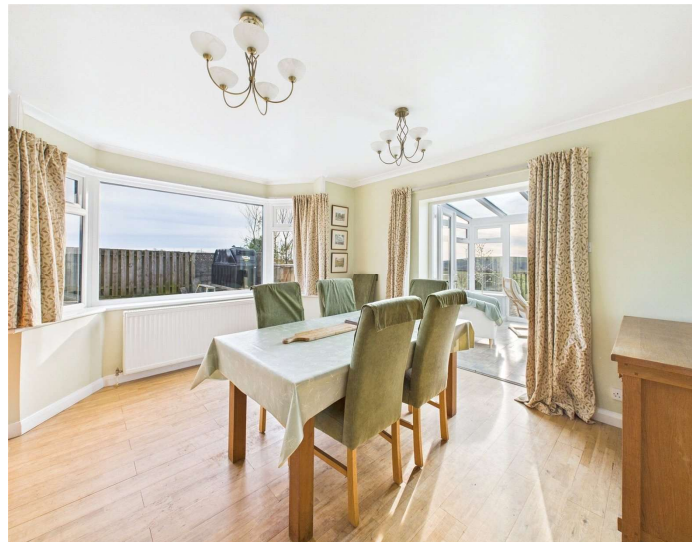
Trenkerval, Kilkhampton, Bude, Cornwall, EX23 9RY



- DETACHED RESIDENCE
- 3 RECEPTION ROOMS
- 3 BEDROOMS (1 ENSUITE) WITH STUDY
- SUPERB VIEWS OVER SURROUNDING COUNTRYSIDE
- GENEROUS PLOT WITH ADJOINING Paddock 0.75 ACRES IN TOTAL
- ENTRANCE DRIVEWAY
- EXTENSIVE OFF ROAD PARKING
- GARAGE
- VIRTUAL TOUR AVAILABLE UPON REQUEST
- EPC: D
- COUNCIL TAX BAND: E



An exciting opportunity to acquire this detached 3 reception, 3 bedroom (1 ensuite) with study residence occupying a generous plot with an adjoining paddock measuring 0.75 acres in total and enjoying far reaching views across open countryside. Comfortable and versatile living space throughout with double glazed windows and oil fired central heating. Entrance driveway with extensive off road parking and garage. Virtual tour also available upon request.



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Trenkerval is situated a short distance from a number of local beauty spots, most notably the Upper and Lower Tamar Lakes which offers a range of additional recreational facilities. The small unspoilt market town of Stratton is only 3 miles away 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 5 miles. The neighbouring village of Kilkhampton, giving convenient access to the A39, is 2 miles whilst Bradworthy is some 4 miles. The self contained market town of Holsworthy is also approximately 9 miles. Launceston, Cornwall's ancient capital, and the A30 dual carriageway is some 18 miles. Okehampton and Dartmoor are some 26 miles whilst the cathedral city of Exeter with its Inter City rail and motorway links is some 45 miles.



Property Description

Covered Entrance

Entrance Hall - Staircase leading to first floor landing. Useful cloak area with window to front elevation.

Living Room

14'10" x 11'10" (4.52m x 3.6m)
Dual aspect with reception room and feature fireplace housing double fronted log burner. Bay window to front elevation and window to side elevation.

Dining Room

13'10" x 12'11" (4.22m x 3.94m)
Ample space for dining table and chairs with feature fireplace housing double fronted log burner. Double glazed bay window to side elevation and French doors to:

Conservatory

14'7" x 9'9" (4.45m x 2.97m)
Double glazed UPVC windows enjoying superb panoramic views over open countryside. Double glazed UPVC French doors to terraced decking area.

Kitchen

12'3" x 11'9" (3.73m x 3.58m)
A range of fitted base and wall mounted units with work surfaces over incorporating stainless steel 1 1/2 sink drainer unit with mixer taps, recess for range style cooker, space and plumbing for dishwasher and washing machine. Window to rear elevation enjoying views of the countryside. Under stair storage with space for tall fridge freezer. Useful pantry cupboard with space for tumble dryer (7'11 x 3'5). Leads to:

Rear Porch

4'10" x 3'9" (1.47m x 1.14m)
Window to rear elevation door to outside. Door to WC.

WC

4'6" x 3'9" (1.37m x 1.14m)
Low flush WC and wall hung wash hand basin.

First Floor Landing - Large landing area with window to front elevation.

Bedroom 1

15'1" x 11'10" (4.6m x 3.6m)
Double bedroom with bay window to front elevation and window to side.

Bedroom 2

14'1" x 11'5" (4.3m x 3.48m)
Large double bedroom with built in wardrobes and dual aspect windows with a bay window to the side enjoying far reaching countryside views towards the coastline.

Bedroom 3

12'4" x 9'1" (3.76m x 2.77m)
Double bedroom with window to front elevation. Door to:

Ensuite

6'2" x 4'4" (1.88m x 1.32m)
Enclosed shower cubicle with mains fed shower, low flush WC, vanity unit wash hand basin, heated towel rail and window to rear elevation overlooking the surrounding countryside.

Study

9'10" x 3'9" (3m x 1.14m)
Window to rear elevation.

Bathroom

7'7" x 6'2" (2.3m x 1.88m)
Enclosed panel bath with mixer taps and shower attachment, low flush WC, vanity unit with inset wash hand basin, heated towel rail and Window to rear elevation.

Outside - The residence is approached over its own entrance driveway providing ample off road parking and leading to the garage. Front gardens are laid to lawn with flower/shrub beds and mature hedging. Side garden area providing a perfect spot for vegetable/herb gardens. At the rear of the dwelling is a delightful garden area principally laid to lawn with a border of trees/shrubs and a useful patio area. Steps lead up to a terraced decking area enjoying panoramic countryside views. Access to Utility Room and Rear Porch. A 5 bar wooden entrance gate leads to the adjoining paddock measuring approx 0.5 acres with an additional gate onto the highway providing vehicular access.

Utility Room

16'3" x 14'3" (4.95m x 4.34m)
Useful utility space with sink and fitted mains fed shower, floor mounted oil fired boiler. Space for fridge freezer. Door and Window to the rear garden.

Garage

14'10" x 14'4" (4.52m x 4.37m)
Up and over vehicle entrance door. Power and light connected.

Services - Mains electric and water. Oil fired central heating. Private drainage. Fitted solar panels providing an additional income.

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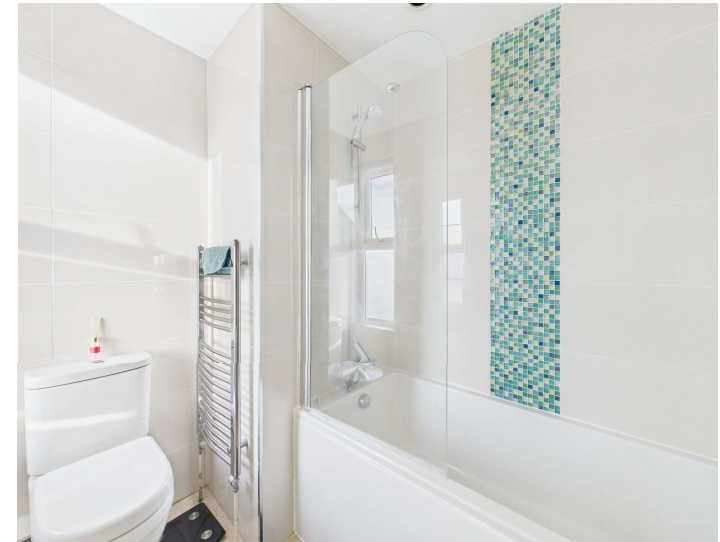
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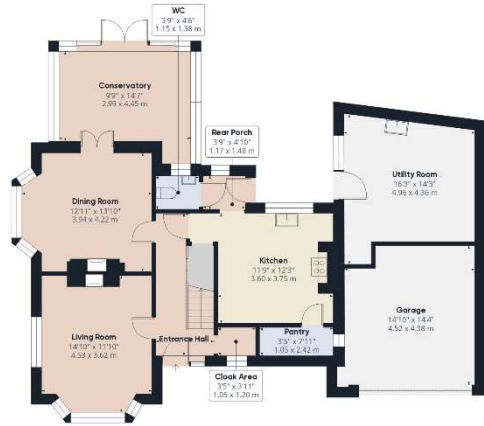
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Approximate total area^①
1889.17 ft²
175.51 m²



(1) Excluding balconies and terraces

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+) A		90
(81-91) B		
(69-80) C		62
(55-68) D		
(39-54) E		
(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 signposted Bideford. Continue along this road for approximately 4½ miles upon entering the village of Kilkhampton turn right onto the B3264, continue on this road for approximately 1 mile whereupon the property will be found on the right hand side with a Bond Oxborough Phillips 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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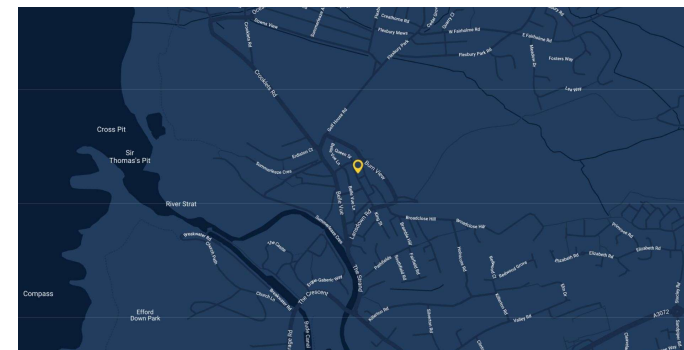
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to provide you with a free valuation of your home.

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