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Changing Lifestyles

Preachers Cottage
Eastcott
Bude
Cornwall
EX23 9PL

Asking Price: £600,000 Freehold



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01288 355 066
bude@bopproperty.com

Preachers Cottage, Eastcott, Bude, Cornwall, EX23 9PL

- 4 BEDROOM
- 3 RECEPTION ROOMS
- DETACHED RESIDENCE
- IMMACULATELY PRESENTED THROUGHOUT
- SUPERB BLEND OF CHARACTER AND MODERN FEATURES
- GENEROUS PLOT OF 0.22 ACRES
- RURAL LOCATION ONLY A SHORT DRIVE FROM A39
- EPC: E
- COUNCIL TAX BAND: E



Within easy reach of the North Cornish coast and A39 a highly individual and most impressive extended character cottage offering extremely versatile living space throughout with 4 bedrooms and 3 reception rooms. The property has been subject to a substantial extension with a modern design yet is sympathetic to the original building with many of its charming features being retained. Front and large enclosed rear gardens, off road parking.



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Eastcott is a quiet unspoilt hamlet comprising a number of individual properties in a peaceful rural setting yet readily accessible within approximately 1/3rd mile of the A39 giving easy access to Bude on the North Cornish coast with its safe sandy surfing beaches some 8 miles. The nearby village of Kilkhampton is just over 3 miles and caters well for its inhabitants with a traditional range of village amenities including local shops, post office, St Marks Primary School which has been rated by Ofsted as outstanding, popular pubs etc. The market town of Holsworthy is some 13 miles distant and Okehampton and Dartmoor some 33miles distant. Eastcott is situated very close to the Devon/Cornwall border and some of North Devon and North Cornwall's most attractive coastline and countryside are readily at hand including the nearby South West coastal path and breathe taking scenery with such local beauty spots as Sandymouth, Marsland Mouth, Welcombe Mouth, Speakes Mill, Hartland Quay etc. The upper and lower Tamar Lakes are some 4 miles distant offering additional recreational and fishing facilities. The North Devon port and market town of Bideford is some 18 miles and the regional North Devon centre of Barnstaple is some 28 miles.



Property Description

Entrance Hall - 12'10" x 5'10" (3.9m x 1.78m)

Utility Room - 6'1" x 5'6" (1.85m x 1.68m)

Space and plumbing for washing machine and tumble dryer.

Kitchen/Breakfast Room - 21'8" x 14'1" (6.6m x 4.3m)

Impressive reception room with a range of base mounted units and large island unit with work surfaces over incorporating dual granite sink with modern mixer tap, recess for range cooker with extractor hood over. Space and plumbing for dishwasher. Vaulted ceiling with fitted Velux windows providing natural light and exposed feature stone wall. Double doors to enclosed rear garden. Leads to:

Dining Room - 14'11" x 10'3" (4.55m x 3.12m)

Feature stone fireplace with ample space for dining table and chairs with window to front elevation.

Inner Hall - Door to WC. Leads to Bed 4.

Living Room - 18'10" x 13'3" (5.74m x 4.04m)

Superb reception room with feature fireplace housing log burner, window and door to front elevation. Staircase leading to first floor landing.

Shower Room - 6'1" x 5'1" (1.85m x 1.55m)

Walk in shower with glass enclosure and mains fed drench shower over. Wall hung wash hand basin, low flush WC, heated towel rail. Opaque glazed window to rear elevation.

Bedroom 4 - 9'9" x 9'2" (2.97m x 2.8m)

Double bedroom with window to rear elevation.

Lounge/Play Room - 23'7" x 10'8" (7.2m x 3.25m)

Generous light and airy dual aspect reception room. Door to outside. Well suited for dual accommodation or as an additional income option.

WC - 9'5" x 2'9" (2.87m x 0.84m)

Concealed cistern WC, wall hung wash hand basin. Opaque glazed window to rear elevation.

First Floor landing - Window to front elevation. Useful built in storage cupboard with access to under eaves storage area.

Bedroom 1 - 13'5" x 10'6" (4.1m x 3.2m)

Generous double bedroom with built in wardrobes, fitted Velux skylight and window to front elevation. Wardrobe provides access to the large under eaves storage area.

Bedroom 2 - 13'2" x 10'2" (4.01m x 3.1m)

Double bedroom with vaulted ceiling and exposed A frame beams. Window to front elevation.

Bedroom 3 - 11'3" x 9'6" (3.43m x 2.9m)

Double bedroom with exposed beams and window to front elevation.

Family Bathroom - 12'4" x 9'2" (3.76m x 2.8m)

Free standing roll top bath with shower attachment and modern mixer tap, walk in shower with glass screen and mains fed drench style shower over. Vanity unit with wash hand basin, low flush WC, heated towel rail and windows to rear elevation.

Outside - Approached over a shared entrance lane leading to an off road parking area laid to gravel. Front garden area laid to lawn with pedestrian access to side leading to a covered seating area providing an ideal spot for al fresco dining. The rear enclosed gardens are laid principally to lawn with a variety of mature shrubs, hedges and trees bordered by a low stone wall and close boarded fencing with a large decking area adjoining the rear of the property.

EPC - Rating E

Council Tax - Band E

Services - Underfloor electric heating downstairs. Mains water and electric. Private drainage shared septic tank located on neighbour's land.

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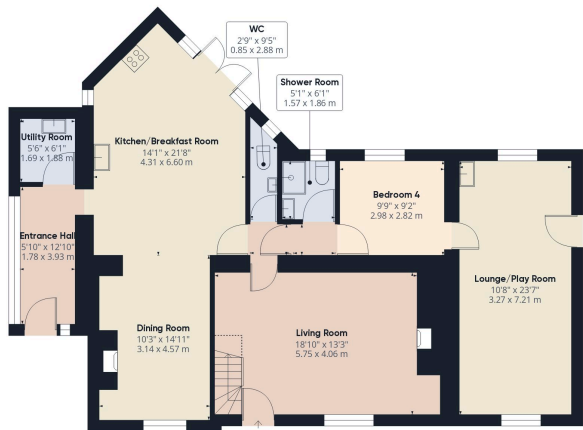
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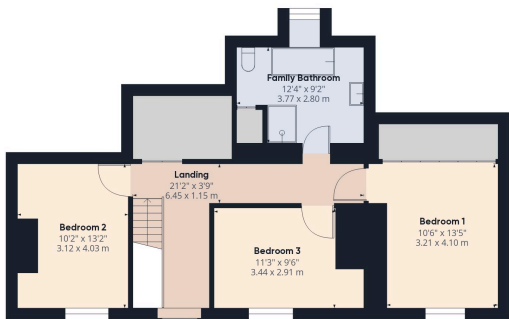
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Floor 0



Floor 1

Approximate total area[®]
1862.89 ft²
173.07 m²

Reduced headroom
12.53 ft²
1.16 m²

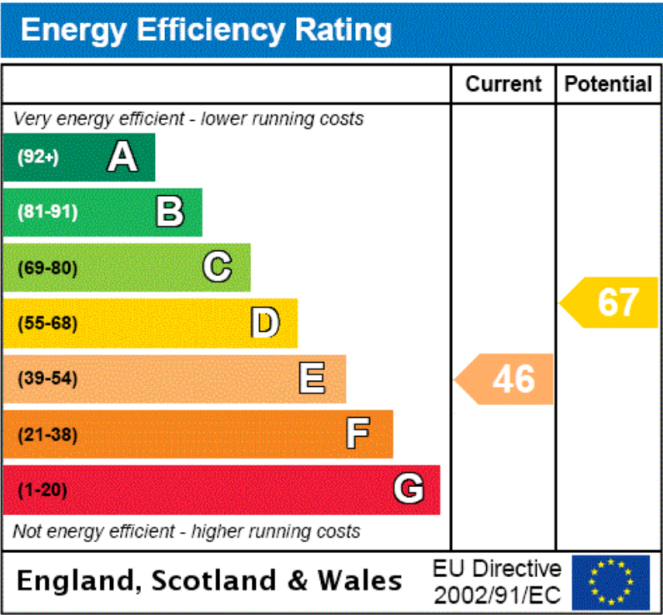
(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

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Directions

From Bude town centre proceed out of the town towards Stratton and upon reaching the A39 turn left signposted Bideford and proceed for approximately 5 miles into the village of Kilkhampton continue through the village towards Bideford for some 3 miles. Take the left hand turning signposted Eastcott and continue for approximately 1/4 mile, taking the right hand turning whereupon the access lane leading to Preachers Cottage will be found within a short distance on the right hand side.

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and buy your new home...

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