



Bond
Oxborough
Phillips

Changing Lifestyles

Killarney Springs
Youlstone
Bude
Cornwall
EX23 9PX

Asking Price: £2,475,000

Freehold



Changing Lifestyles

01288 355 066
bude@bopproperty.com

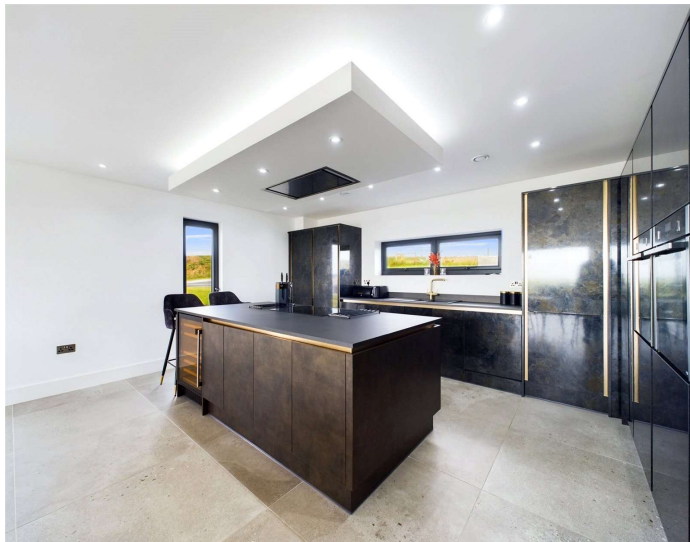
Killarney Springs, Youlstone, Bude, Cornwall, EX23 9PX



- IMPRESSIVE MODERN RESIDENCE
- 5 BEDROOM (1 ENSUITE)
- 421 SQM
- FAR REACHING COUNTRYSIDE VIEWS ACROSS TO BODMIN & DARTMOOR
- 15 ACRES
- EXTENSIVE OFF ROAD PARKING AREAS
- USEFUL RANGE OF OUTBUILDINGS
- FURTHER POTENTIAL TO DEVELOP SUBJECT TO PLANNING



Offering spectacular views across its own generous gardens and across to Bodmin, Dartmoor, the surrounding countryside and sea glimpse, we are proud to offer to the open market this exceptional 5 bedroom (1 ensuite) 421 sqm detached modern residence with a range of outbuildings including approximately 14,000 sqft of shed space, which could be adapted to create an indoor sand school or car collection storage, lodge and apartment which are tenanted situated within its extensive landscaped gardens and grounds of over 15 acres. The residence has been built to an exceptionally high standard with under floor heating via an air source heat pump on both floors of the property and extensive balconies and glass maximising on the incredible outlook this unique home offers. Built using an ICF system that provides enhanced insulation. Viewings are strictly by appointment with the appointed agent Bond Oxborough Phillips. EPC B. Council Tax Band F.

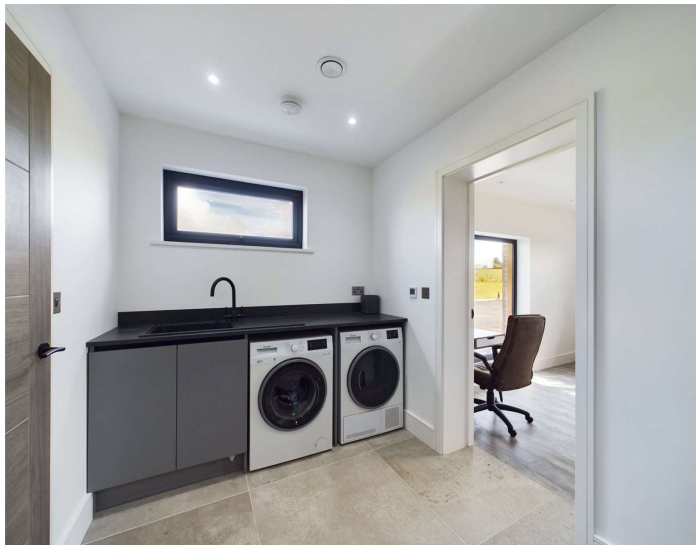


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Killarney Springs occupies a tucked away position situated on the outskirts of the Parish of Morwenstow, only a few minutes drive from the rugged North Cornish coastline with the A39 Sandymouth, Coombe Valley and Duckpool within easy reach. The nearby village of Kilkhampton is some 2.5 miles away supporting a useful range of local amenities including places of worship, village stores, post office, local butchers, primary school and popular local inns, etc. The popular coastal town of Bude is some 7.5 miles lying amidst the rugged North Cornish coastline famed for its many areas of outstanding natural beauty and popular bathing beaches. The town itself supports a comprehensive range of shopping, schooling and recreational facilities together with its 18-hole links golf course and fully equipped leisure centre etc. The bustling market town of Holsworthy is some 10 miles inland whilst the port and market town of Bideford is some 17 miles in a north easterly direction providing a convenient access to the A39 North Devon link road which connects in turn to Barnstaple, Tiverton and the M5 motorway.



Internal Description

Entrance Hall - 17'7" x 13'3" (5.36m x 4.04m)

An impressive entrance hall with large feature window to rear elevation and bespoke steel staircase leading to the first floor.

Kitchen/Dining Area - 30'6" x 17'7" (9.3m x 5.36m)

Superb triple aspect room with fitted 'Wren' kitchen comprising a range of base and wall mounted units and large island unit with work surfaces over incorporating composite 1 1/2 sink drainer unit with 'inSinkErator' mixer tap, integrated 'Neff' appliances include 5 ring induction hob with extractor over, double eye level pyrolytic ovens, dishwasher, full height fridge and freezer. Ample space for dining table and chairs. Large sliding door to rear elevation enjoying far reaching countryside views.

Living Room - 15'6" x 14' (4.72m x 4.27m)

Impressive light and airy dual aspect reception room with large sliding door to rear elevation enjoying far reaching views and access to an adjoining patio area.

Inner Hall - 7'7" x 6'8" (2.3m x 2.03m)

Door to WC.

Utility Room - 12'3" x 7' (3.73m x 2.13m)

A fitted range of base and wall mounted units with work surfaces over incorporating composite sink and drainer unit with modern mixer taps, space and plumbing for

washing machine and tumble dryer. Recess for tall fridge freezer. Window to front elevation.

Play Room/Bedroom 5 - 18'9" x 13'5" (5.72m x 4.1m)

Large reception room or equally suiting as a downstairs bedroom with large window to front elevation and high level window to side. Door to:

Plant Room - 13'6" x 8'11" (4.11m x 2.72m)

Pressurised hot water cylinder, mechanical heat recovery ventilation system. Door to rear elevation. High level window to side elevation.

First Floor Landing - Galleried landing area enjoying superb far reaching countryside views.

Bedroom 1 - 18'5" x 17'7" (5.61m x 5.36m)

A superb triple aspect bedroom with large sliding door leading to a superb covered balcony area enjoying phenomenal views over the surrounding countryside and across to Bodmin and Dartmoor. Door to Walk in Wardrobe and:

Ensuite - 11'2" x 6'7" (3.4m x 2m)

Twin wall hung wash hand basins, concealed cistern WC, walk in shower with mains fed drench shower and hand shower attachment. Heated towel rail. Opaque glazed window to side elevation.

Walk in Wardrobe - 11'7" x 7'5" (3.53m x 2.26m)

High level window to side elevation.

Bedroom 2 - 14'1" x 13'4" (4.3m x 4.06m)

Dual aspect double bedroom with sliding doors to covered balcony area enjoying superb views to the rear elevation.

Bedroom 3 - 13'6" x 13'3" (4.11m x 4.04m)

Dual aspect bedroom with sliding door to rear elevation leading to the adjoining balcony area enjoying superb far reaching countryside views.

Bedroom 4 - 14'6" x 13'5" (4.42m x 4.1m)

Double bedroom with dual aspect windows to front and side elevation.

Family Bathroom - 9'5" x 8'8" (2.87m x 2.64m)

Wall hung wash hand basin with inset wash hand basin, modern freestanding bath tub, Enclosed shower cubicle with mains fed drench shower over, concealed cistern WC, wall hung heated towel rail. Opaque glazed window to front elevation.

Outside - Approached by a tarmac entrance driveway which leads to the main residence with an extensive off road parking area. Generous landscaped gardens are laid principally to lawn leading to a useful detached cabin with power and light connected providing a great space to entertain guests. The grounds in total extend to approximately 15 acres with a sweeping path that extends around the borders of the land through wild gardens attracting a wide variety of wildlife including Red Deer and leading to two lakes that are stocked with a variety of fish. A pleasant detached cabin is currently let out on a long term basis with an additional summerhouse and detached outbuilding currently in need of modernisation which could have further potential subject to the relevant planning permissions being obtained. Large commercial barn currently let on a long term basis with an apartment positioned at the rear of the building also on a long term let.

EPC - B

Council Tax - Band F

Services - Mains electric, water and private drainage.

Mobile Coverage

EE	●
Vodafone	●
Three	●
O2	●

Broadband

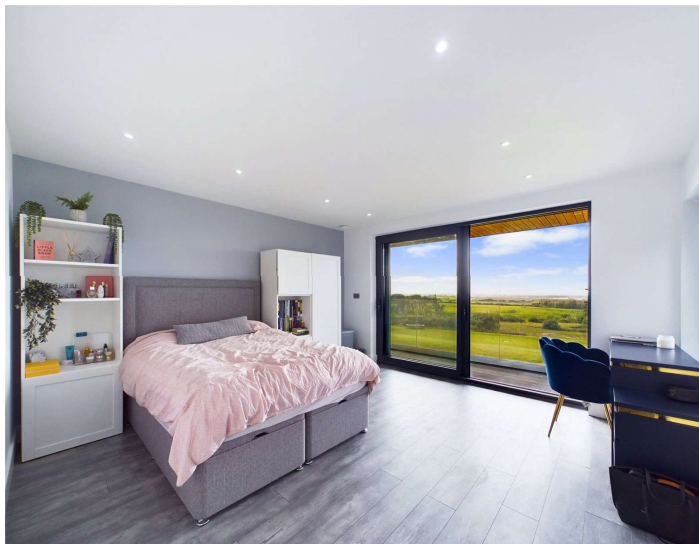
Basic	7 Mbps
Ultrafast	1800 Mbps

Satellite / Fibre TV Availability

BT	✓
Sky	✓
Virgin	✗



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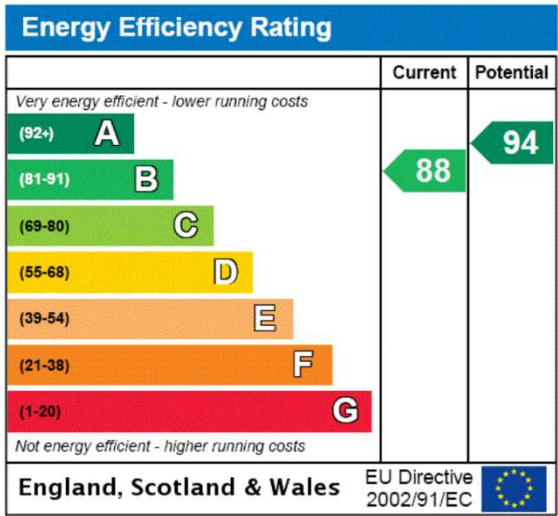
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We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from 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.

Directions

Proceed out of Bude onto the A39 towards Kilkhampton. Proceed through Kilkhampton and Crimp and just after the Shop/Morwenstow turning take the next right just by the business park and proceed along this road for 0.3 miles whereupon the entrance lane leading to the property will be found on your right hand side with a stone name plaque clearly displayed.