



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Crimp House  
Morwenstow  
Bude  
Cornwall  
EX23 9PB

**Asking Price: £425,000 Freehold**



**Changing Lifestyles**

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

Crimp House, Morwenstow, Bude, Cornwall, EX23 9PB



- 5 BEDROOMS
- 4 RECEPTION ROOMS
- DETACHED HOUSE
- GENEROUS REAR GARDENS
- FAR REACHING VIEWS
- EPC RATING - E
- COUNCIL TAX BAND D



**An opportunity to acquire this generous sized 5 bedroom, 4 reception detached residence, enjoying spectacular views across open farmland and sea beyond with immediate access to the A39. The property benefits from an enclosed rear gardens with patio area perfect for al-fresco dining and off road parking. Available with no onward chain. EPC Rating E. Council Tax Band D.**



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Crimp House occupies a convenient location with immediate access to the main A39 Atlantic Highway, the small village of Shop is within 2 miles with its own highly regarded primary school and community hall. Some of North Devon and North Cornwall's most outstanding unspoilt coastline is within easy access and local beauty spots include Duck Pool, Stanbury Mouth, Marsland Mouth, Welcombe Mouth, Speke's Mill Mouth etc. The busy self-contained village of Kilkhampton is some 3 miles and the North Cornish coastal resort of Bude with its safe sandy surfing beaches is approximately 8 miles. The port and market town of Bideford is some 17 miles whilst the regional North Devon centre of Barnstaple with its first class shopping centre is some 26 miles.



**Entrance Hall** - Stairs rising to first floor landing. Under stair storage.

**WC** - 3' x 5'5" (0.91m x 1.65m)

Comprising of a low level WC and corner hand wash basin. Window to rear elevation.

**Inner Hall** - 5'10" x 12'1" (1.78m x 3.68m)

Large bay window to the front elevation. Doors leading to;

**Bedroom 5** - 11'9" x 12' (3.58m x 3.66m)

Double bedroom with window to rear elevation.

**Living Room** - 20'10" x 15'9" (6.35m x 4.8m)

Triple aspect reception room with feature fireplace housing a wood burning stove with painted wooden surround. Sliding doors leading to the rear garden.

**Dining Room** - 9'4" x 11'6" (2.84m x 3.5m)

Ample space for dining table and chairs. Large bay window to the front elevation.

**Breakfast Room** - 12' x 11'6" (3.66m x 3.5m)

Fitted wall and base mounted units with tiled work surfaces over. Storage cupboard. Window to side elevation.

**Conservatory** - 8'9" x 8' (2.67m x 2.44m)

French doors leading into the rear gardens.

**Kitchen** - 11'4" x 10'2" (3.45m x 3.1m)

A range of base units with work surfaces over incorporating a stainless steel sink/drainage unit with mixer tap, 4 ring induction hob with extractor hood over. Built in oven. Space and plumbing for under counter washing machine. Alcove providing further storage space for fridge/freezer. Internal window.

**Side Entrance Porch** - Entrance door. Ample storage. Storage cupboard. Doors to dining room and breakfast room.

**First Floor Landing** - Windows to the rear elevation. Doors to bedrooms, family bathroom and shower room.

**Bedroom 1** - 11'5" x 15'11" (3.48m x 4.85m)

Large double bedroom with windows to front and side elevation enjoying views over the surrounding countryside.

**Bedroom 2** - 13'9" x 12'2" (4.2m x 3.7m)

Large bay window to the front elevation with raised platform floor

**Bedroom 3** - 10'7" x 11'7" (3.23m x 3.53m)

Large bay window to the front elevation.

**Bedroom 4** - 9'1" x 12'3" (2.77m x 3.73m)

Benefitting from a double aspect with windows to the side and rear elevation.

**Study** - 4'2" x 5'11" (1.27m x 1.8m)

Window to the front elevation.

**Bathroom** - 6'5" x 11'6" (1.96m x 3.5m)

Comprising an enclosed tiled Jacuzzi bath, low level WC and open vanity unit with hand wash basin over. Frosted window to the rear elevation.

**Shower Room** - 2'6" x 6'1" (0.76m x 1.85m)

Enclosed shower cubicle with mains fed shower.



**Outside Storage Room** - Window to the side elevation.

**Outside** - The front of the property benefits from a level garden which is mainly laid to lawn, bordered by a dwarf wall and wraps around to the rear garden. The rear garden is mainly laid to lawn and bordered by a mature hedgerow. A large patio providing the perfect space for al fresco dining and access to outside store. Oil tank and Grant oil fired boiler.

**Services** - Mains drainage and electric. Oil fired central heating to ground floor. Private water.

**EPC** - Rating E.

**Council Tax** - Band D.

#### Mobile Coverage

EE	●
Vodafone	●
Three	●
O2	●

#### Broadband

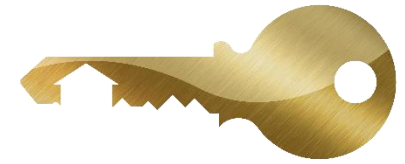
Basic	7 Mbps
Ultrafast	1800 Mbps

#### Satellite / Fibre TV Availability

BT	✓
Sky	✓
Virgin	✗







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Approximate total area<sup>(1)</sup>  
2131 ft<sup>2</sup>  
198 m<sup>2</sup>

Reduced headroom  
14 ft<sup>2</sup>  
1.3 m<sup>2</sup>

(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 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		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Directions

Proceed out of Bude onto the A39 towards Kilkhampton. Proceed through Kilkhampton and Crimp and just after the Shop/Morwenstow turning, Crimp Park will be found on your right hand side just before the business park.

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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