



Bond
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Changing Lifestyles

Hele Farmhouse
Hele Road
Marhamchurch
Bude
Cornwall
EX23 0JB

Asking Price: £900,000 Freehold



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Hele Farmhouse, Hele Road, Marhamchurch, Bude, Cornwall, EX23 0JB

- 4 BEDROOM (1 ENSUITE)
- SUPERB CHARACTER RESIDENCE
- ADJOINING 1 BEDROOM ANNEXE
- GENEROUS 1/2 ACRE PLOT
- FAR REACHING VIEWS
- AMPLE OFF ROAD PARKING
- HIGH SPECIFICATION DOUBLE GARAGE/WORKSHOP
- ADDITIONAL OUTBUILDINGS
- SHORT DRIVE TO BUDE & WIDEMOUTH BAY
- EPC: E
- COUNCIL TAX BAND: F



Available with no onward chain an exciting opportunity to acquire this 4 bedroom (1 ensuite), 4 reception room detached period residence with an attached 1 bedroom cottage/ Annexe perfect for multi-generational living or as an additional income. The property is situated on the edge of this highly sought after North Cornish village with easy access to the A39 and local surfing beaches occupying a large plot of approximately 1/2 acre with superbly presented landscaped formal gardens, a tarmac entrance driveway providing ample off road parking and leads to various outbuildings including an office, workshop and double garage.



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The property enjoys a most pleasant location within this most attractive North Cornish village. The popular coastal resort of Bude is some 2 miles offering a more comprehensive range of shopping, schooling and recreational facilities including its leisure centre and 18 hole Links Golf Course etc. The town itself lies amidst the rugged North Cornish coastline famed for its many nearby areas of outstanding natural beauty and popular bathing beaches supporting a whole host of leisure activities together with many cliff top coastal walks. The bustling market town of Holsworthy lies some 9 miles inland whilst the port and market town of Bideford is some 30 miles in a north easterly direction providing a convenient access to the A39 North Devon Link Road which in turn connects to Barnstaple, Tiverton and the M5 motorway.



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Property Description

The Residence - Hele Farmhouse has undergone a number of renovations during the current vendors ownership including new kitchens/bathrooms, replumbing, rewired, reroofed all whilst retaining the original character features and charm of the property.

Entrance Porch - 6'11" x 4'3" (2.1m x 1.3m)

Kitchen/Dining Room - 36'5" x 8'2" (11.1m x 2.5m)

A superb fitted kitchen comprising fitted base and wall mounted units with solid Oak work surfaces over, inset 1 1/2 ceramic sink unit with draining board, Smeg electric range cooker with induction hob inset into the fireplace with a feature clome oven. Built in fridge freezer, wine cooler, Bosch dishwasher and larder cupboards. Dual aspect room with windows to side and rear elevations with engineered Oak Flooring. Ample space for dining table and chairs. Door to Cloakroom. Door to:

Living Room - 18'6" x 15' (5.64m x 4.57m)

Feature stone inglenook fireplace with fitted log burner and window to front elevation overlooking the landscaped gardens. Door leads to the Annexe. Door to:

Hallway - 11'4" x 9'3" (3.45m x 2.82m)

Ornate tiled floor with staircase leading to the first floor landing. Door to Conservatory. Door to:

Lounge/Dining Room - 15'5" x 11'10" (4.7m x 3.6m)

Wooden floor with exposed stone wall and feature fireplace.

Conservatory - 10'7" x 9'7" (3.23m x 2.92m)

Triple aspect room with double glazed windows and doors enjoying views over the landscaped gardens.

Cloakroom - Wash hand basin and door to WC.

First Floor Landing - Window to front elevation enjoying superb countryside views towards Bude.

Bedroom 1 - 15'11" x 15'10" (4.85m x 4.83m)

Generous double bedroom with a window to the rear elevation overlooking the landscaped gardens. Door to walk in wardrobe. Door to:

Ensuite Bathroom - 6'11" x 4'11" (2.1m x 1.5m)

Compact bath tub with mixer tap, vanity unit with inset wash hand basin, low flush WC, heated towel rail and window to rear elevation enjoying countryside views.

Bedroom 2 - 15'11" x 10'1" (4.85m x 3.07m)

Double bedroom with window to rear elevation.

Bedroom 3 - 18'11" x 8'7" (5.77m x 2.62m)

Double bedroom with windows to front elevation enjoying pleasant views across countryside and towards the coast.

Bedroom 4 - 12'1" x 6'11" (3.68m x 2.1m)

Window to rear elevation.

Family Bathroom - 8'7" x 8'3" (2.62m x 2.51m)

Panel bath with mixer taps, large enclosed shower cubicle with mains fed shower over, pedestal wash hand basin, low flush WC, heated towel rail and window to rear elevation.

Outside - The property is approached via a tarmac entrance driveway leading to an extensive gravelled parking area, with a substantial open car port, timber garden shed and greenhouse. Elevated lawn area to front with a patio seating area enjoying superb far reaching views over the surrounding countryside and coastline

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Outside Cont'd - beyond. The rear gardens are superbly presented being principally laid to lawn with assorted mature shrubs/ flower beds. Mature trees and a stone wall border the gardens providing a high degree of privacy. A paved patio area adjoins the rear of the property providing an ideal spot for alfresco dining. To the side is a sheltered kitchen garden with raised beds, pond with stone paved patio areas and a stone shed. The annexe has an enclosed courtyard garden which has been designed for ease of maintenance with paved slabs, and raised gravel beds. The gardens in total measure approximately 1/2 acre.

Annexe - Connected to the main property via an internal door, also has its own entrance and an enclosed stone walled side garden.

Entrance Hall - 10'11" x 4'2" (3.33m x 1.27m)

Staircase leading to first floor landing.

Bedroom - 17' x 12'6" (5.18m x 3.8m)

A spacious double bedroom with window to side elevation and door to main residence.

Living/Kitchen/Dining Room - 16'9" x 16'4" (5.1m x 4.98m)

A light and airy room with vaulted ceilings exposing 'A' frame beams. A fitted kitchen with base mounted units with slate effect work surfaces over incorporating a stainless steel 1 1/2 sink drainer unit with mixer taps, built in 4 ring induction hob and electric double oven. Windows to front and rear elevations and a skylight to front. Ample space for a dining table and chairs and living suite.

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Property Description

Double Garage - 26'5" x 22'10" (8.05m x 6.96m)

Electric sectional up and over vehicle entrance door. Ample room and head height to store a large campervan. Built in 2022 the garage has been built to full building regulation standards with insulated walls, roof and door with wash hand basin and low flush WC installed with further potential to create additional living accommodation subject to the relevant planning consents being obtained.

Car Port/Store - 18'1" x 15'8" (5.5m x 4.78m)

Workshop/Home Office - 11'10" x 11'9" (3.6m x 3.58m)

Window to the side elevation and leads to a Store Room Area (25'5 x 6'4) with fitted Velux windows. Power and light connected.

Laundry Room - 4'9" x 4'6" (1.45m x 1.37m)

Space and plumbing for washing machine and tumble dryer.

Services - Mains Electricity and water. Shared sewage treatment plant. Oil fired central heating.

EPC - Rating E

Council Tax - Band F



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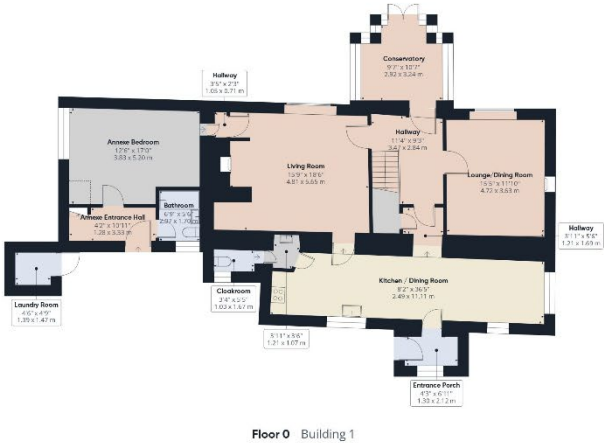
Annexe



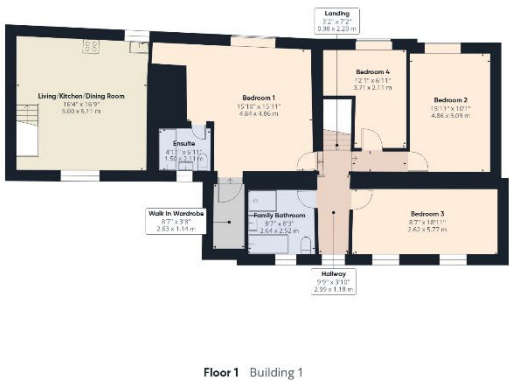
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Floor 0 Building 1



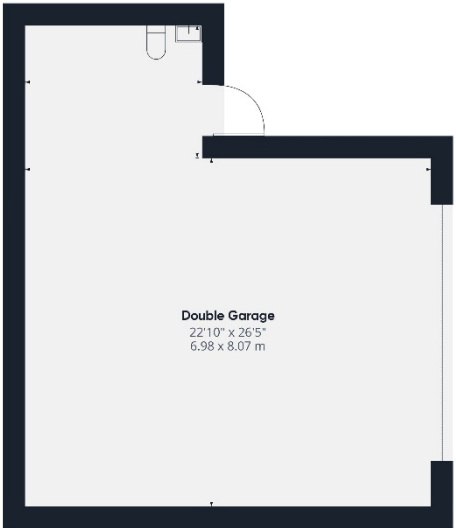
Floor 1 Building 1

Approximate total area⁽¹⁾
2569 ft²
238.4 m²
Reduced headroom
8 ft²
0.8 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 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



Floor 0 Building 3

Approximate total area⁽¹⁾
7'10" x 7'10"
66.3 m²
(1) Excluding balconies and terraces
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Floor 0 Building 2

Approximate total area⁽¹⁾
10'0" x 7'10"
70.7 m²
Reduced headroom
15'0" x 4'0"
(1) Excluding balconies and terraces
Reduced headroom
..... Below 5 ft/1.5 m
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Directions
From Bude Town Centre proceed out of the town towards Stratton and turn right into Kings Hill opposite the Esso Filling Station. Upon reaching the A39 take the right hand turning towards Camelford and continue for approximately 1½ miles taking the second turning on the left-hand side and immediately left again into Hele, continue over the bridge rising up the hill and the entrance lane with a name plaque for Hele Farmhouse will be found at the top on the left-hand side.

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We are here to help you find and buy your new home...

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for a free conveyancing quote and
mortgage advice.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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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