



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Rustic View  
Grimscott  
Bude  
Cornwall  
EX23 9LX

**Asking Price: £350,000 Freehold**



Changing Lifestyles

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[bude@bopproperty.com](mailto:bude@bopproperty.com)



Rustic View, Grimscott, Bude, Cornwall, EX23 9LX



- DETACHED BUNGALOW
- 3 BEDROOMS
- COMFORTABLE ACCOMMODATION THROUGHOUT
- FRONT & REAR MATURE GARDENS
- OFF ROAD PARKING
- DOUBLE GARAGE
- TUCKED AWAY LOCATION
- EPC: D
- COUNCIL TAX BAND: C



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**We are delighted to offer this lovely detached bungalow, set in a quiet location tucked away in the North Cornish village of Grimscott. This property offers kitchen/diner, separate living room, three bedrooms and family bathroom. Outside, there are pleasant front and rear gardens as well as a large double garage and driveway, providing plenty of parking and storage options. Viewings highly recommended to appreciate this welcoming home. EPC Rating D. Council Tax Band C.**

**The property enjoys a convenient location in Grimscott and lies close to the Devon/Cornwall border with the self contained village of Kilkhampton lying only a short distance drive supporting a useful range of local village amenities. The popular coastal town of Bude is some 5 miles offering an extensive range of shopping, schooling and recreational facilities as well as lying amidst the rugged north Cornish coastline famed for its many nearby areas of outstanding natural beauty and popular bathing beaches etc. The bustling market town of Holsworthy is some 7 miles and the port and market town of Bideford is some 26 miles in a north easterly direction providing convenient access to the A39 north Devon link road which connects in turn to Barnstaple, Tiverton and the M5 motorway.**

**Rear Porch** - 4'10" x 8'1" (1.47m x 2.46m)

Space and plumbing for washing machine and tumble dryer. Windows to the front, side and rear elevation and a door to the rear providing access to the garage and rear garden.

**Kitchen/Diner** - 21'3" x 5'4" (6.48m x 1.63m)

A range of base and wall units with laminate roll edge worktops over incorporating a stainless steel sink/drainage unit with mixer tap. Integrated fridge/freezer and free standing cooker with extractor fan above. Ample space for family dining table and chairs. Two storage cupboards both housing LPG gas fired boiler and electric fuse board. Doors to rear porch and hallway.

**Living Room** - 17'1" x 11'6" (5.2m x 3.5m)

This light and airy room benefits from a dual aspect with windows to the front and side elevation overlooking the garden. Electric wall mounted fire. Door to kitchen/diner.

**Hall** - 7'8" x 3'2" (2.34m x 0.97m)

Doors to bedrooms and bathroom.

**Bedroom 1** - 10'5" x 10'1" (3.18m x 3.07m)

Window to the front elevation enjoying views over the garden.

**Bedroom 2** - 8'8" x 10'1" (2.64m x 3.07m)

Window to the front elevation with views over the front garden.

**Bedroom 3** - 7'1" x 8'4" (2.16m x 2.54m)

Window to the rear elevation.

**Bathroom** - 7'9" x 5' (2.36m x 1.52m)

Comprising an enclosed panel bath with shower over, low level WC and vanity unit with hand wash basin over. Frosted window to the rear elevation. Chrome heated towel rail with wall-mounted illuminated mirror above.

**Detached Garage** - 17'6" x 20'3" (5.33m x 6.17m)

Double up and over door to the front elevation and further pedestrian door to the side elevation. Light and power connected.

**Outside** - The property is accessed via a private driveway, offering off-road parking for several vehicles and access to a detached garage. The front garden is predominantly laid to lawn, bordered by mature hedgerows and established trees, creating a peaceful and private setting.

To the rear, the garden is mainly laid to lawn and features generous vegetable patches, perfect for gardening enthusiasts. A greenhouse provides an ideal space for cultivating plants year-round, while a timber shed offers additional storage for garden tools and equipment.

**Services** - Mains water and electric. LPG gas fired central heating. The property is connected to mains drainage; however, the wastewater is pumped to the mains connection, the pump is located on the neighbouring property.

**EPC Rating** - D

**Council Tax Band** - C

**Agents Note** - Rustic View was originally a Woolaway-type property of non-traditional construction. During the current ownership, the property has undergone full structural reinstatement, carried out in accordance with the Michael Dyson Associates PRC Homes Ltd Licensed Repair Scheme. The works were completed by an approved contractor and certified on completion. We understand this certification is acceptable to mortgage lenders.





Directions

From Bude town centre proceed out of the town towards Stratton and upon reaching the A39 turn left signposted Bideford. After approximately ¼ mile take the right hand turn onto the A307 towards Holsworthy, continue for approximately 3 miles and upon reaching Red Post turn left signposted Kilkhampton. Continue for approximately 2 miles into Grimscott and upon entering the village take the first right onto the country lane, proceed along this road for a short distance whereupon the property can be found on the left hand side.

Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		