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Changing Lifestyles

Mulberry House
Titson
Marhamchurch
Bude
Cornwall
EX23 0HQ

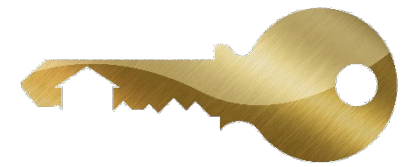
Asking Price: £650,000 Freehold



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Mulberry House, Titson, Marhamchurch, Bude, Cornwall, EX23 0HQ



- Substantial 4-bedroom detached bungalow
- Set in approx. 1.2 acres of mature gardens and private woodland
- Woodland borders the former Bude to Holsworthy railway line
- Spacious accommodation with ensuite to principal bedroom
- Bright and flexible living spaces ideal for families or multi-generational living
- Detached double garage with power and driveway parking
- Solar panel system with battery storage & EV charger
- Peaceful rural setting in the hamlet of Titson, just outside Marhamchurch
- Only a short drive to Bude, beaches and the A39
- Offered to the market with no onward chain



Spacious 4 Bedroom Bungalow on 1.2 Acre Plot with Woodland, Double Garage, Triple glazed windows throughout, Solar Panels, battery System, Air source heating and EV charger – No Onward Chain

Tucked away in the peaceful rural hamlet of Titson, just a short drive from Marhamchurch and the coast at Bude, Mulberry House is a rare opportunity to acquire a spacious four-bedroom detached bungalow set within approximately 1.2 acres of gardens and private woodland. The grounds border the historic Bude to Holsworthy railway line, offering a wonderfully scenic and private setting.

The property offers well-proportioned accommodation including four double bedrooms (one with ensuite), generous reception space, and a family-friendly layout – ideal for multi-generational living or those seeking peace and space in the Cornish countryside.

Externally, the home is complemented by mature established gardens, a detached double garage, and its own private woodland area, perfect for nature lovers or those seeking space to explore or grow. Further enhancing its appeal is an eco-conscious solar panel system with a battery storage unit, helping reduce energy costs and improve sustainability.

With no onward chain, this is a unique lifestyle property with huge potential — perfect for those looking to embrace countryside living with modern efficiency. EPC Rating D. Council Tax Band E.



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The property is situated approximately 2 miles from the popular and sought after self contained village of Marhamchurch, both offering a convenient range of local amenities including community village store, places of worship and popular local inn, etc. The popular coastal resort of Bude is some 4 miles offering a more comprehensive range of shopping, schooling and recreational facilities including its leisure centre and 18 hole Links Golf Course etc. Bude 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. Launceston is some 15 miles and provides access to the A30 which connects in turn to Okehampton and Exeter with its intercity railway network, airport and link to the M5 motorway.



Property Description

Entrance Hall - 12'2" x 5'9" (3.7m x 1.75m)

WC - 4'10" x 3'5" (1.47m x 1.04m)

Living Room - 22'10" x 15'7" (6.96m x 4.75m)

Kitchen/Dining Room - 21'11" x 13'4" (6.68m x 4.06m)

Utility Room - 8'9" x 7' (2.67m x 2.13m)

Bedroom 1 - 12'4" x 10'1" (3.76m x 3.07m)

Ensuite - 7' x 3'5" (2.13m x 1.04m)

Bedroom 4/Office - 9'7" x 7'11" (2.92m x 2.41m)

Hallway - 9'8" x 3'2" (2.95m x 0.97m)

Bedroom 3 - 9'7" x 8'1" (2.92m x 2.46m)

Bedroom 2 - 12'4" x 9'7" (3.76m x 2.92m)

Bathroom - 8'9" x 5'10" (2.67m x 1.78m)

Outside - Set within approximately 1.2 acres of mature and well-planted grounds, Mulberry House offers a captivating outdoor environment that blends natural woodland and mature garden spaces. Approached via a private tarmac drive, the property is nestled within a generous clearing, surrounded by tall hedgerows and established trees, creating a serene rural retreat.

Directly behind the bungalow is a large rear garden, laid principally to lawn and bordered by dense foliage, offering privacy and a sense of seclusion. A raised decking area adjoins the rear of the dwelling providing an ideal spot for al-fresco dining or outdoor relaxing, while quaint garden paths invite exploration. A timber garden shed provides practical storage, and the lawned area is perfect for children's play or gardening.

Beyond the formal garden lies a striking woodland area, a highlight of the plot, with mature trees, underplanting, and tranquil footpaths that border the ancient track of the old Bude-Holsworthy railway line. This natural continuation offers both a peaceful walking route and a home to local wildlife—perfect for nature lovers or outdoor enthusiasts.

To the front, a spacious driveway leads to the detached double garage, providing ample off-road parking and secure space for vehicles or gardening equipment.

Together, the formal garden area and woodland create an outdoor space that is both usable and atmospheric—offering privacy, natural beauty, and superb capacity for future landscaping or planting ideas. A rare opportunity in today's market.

Double Garage - 25'6" x 18'7" (7.77m x 5.66m)

Conservatory - 10'8" x 7'4" (3.25m x 2.24m)

Plant Room - 6'8" x 4'10" (2.03m x 1.47m)

Services - Air Source heating with solar panels and battery system. Private drainage. Mains water. EV charger.

EPC - Rating D

Council Tax - Band E





Approximate total area⁽¹⁾
1948 ft²
181.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Mobile Coverage		Broadband	
EE	●	Basic	3 Mbps
Vodafone	●	Ultrafast	1800 Mbps
Three	●		
O2	●		

Satellite / Fibre TV Availability	
BT	✓
Sky	✓
Virgin	✗

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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Directions

From Bude town centre, proceed in a southerly direction on the A39 towards Camelford. After approximately 2 miles turn left at Boxes Shop and after approximately 1 1/2 miles at the junction turn right and immediately left. Continue for approximately 1/2 mile into Titson and take the next left signposted Marhamchurch/Bude whereupon the entrance lane to Mulberry House will be found on the left hand side.

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