



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Hazeldene  
Pinch Hill  
Marhamchurch  
Bude  
Cornwall  
EX23 0ER

**Asking Price: £385,000**

**Freehold**



Changing Lifestyles

01288 355 066  
[bude@bopproperty.com](mailto:bude@bopproperty.com)



# Hazeldene, Pinch Hill, Marhamchurch, Bude, Cornwall, EX23 0ER



- Detached two-bedroom bungalow in a quiet village location
- Two bright and comfortable reception rooms
- Generous double bedrooms with built-in wardrobes
- Large private driveway providing ample off-road parking
- Integral single garage with up-and-over door
- Well-maintained front and rear gardens with level lawn areas
- Fully double glazed with electric heating
- Scope to update and personalise
- Popular village location with easy access to local amenities
- Offered with no onward chain



Changing Lifestyles

01288 355 066  
[bude@bopproperty.com](mailto:bude@bopproperty.com)

**A detached 2 bedroom bungalow set within a quiet village location, offering private gardens, integral garage, and ample driveway parking — available with no onward chain.**

Nestled in the quiet and sought-after village of Marhamchurch, this delightful two-bedroom detached bungalow offers a fantastic opportunity for those seeking a comfortable, single-level home in one of North Cornwall's most desirable village locations.

This charming property is set within generous, level gardens and benefits from a wide private driveway and integral garage, ideal for those needing ample parking or wishing to pursue hobbies or workshop use. With its bright, well-proportioned rooms, the bungalow offers a blank canvas for modernisation, allowing prospective buyers to create a home perfectly suited to their own taste and lifestyle. The accommodation comprises a spacious entrance hallway, leading to a well-appointed living room with feature fireplace, two double bedrooms, family bathroom as well as dining room and kitchen. The kitchen is functional with plenty of storage and overlooks the rear garden. Both double bedrooms are comfortable in size and feature built-in wardrobes, while the bathroom is equipped with a full-size enclosed panel bath, hand wash basin and WC, in tiled finish.

Outside, the property sits within a generous plot, with lawns to both front and rear, established hedging for privacy, and a useful timber shed for garden storage. The rear garden enjoys a sunny aspect and is perfect for keen gardeners or those simply wishing to enjoy a peaceful outdoor space.

Positioned in a tranquil residential setting yet within close reach of village amenities, countryside walks and bus links, this property presents an exciting opportunity for a range of buyers including retirees, small families, or anyone seeking a quieter pace of life within easy reach of the coast and nearby towns.

With no onward chain, early viewing is highly recommended to appreciate the scope and potential this lovely bungalow has to offer.

**Entrance Hall** - 13'7" x 5'10" (4.14m x 1.78m)

**Kitchen** - 5'11" x 12'3" (1.8m x 3.73m)

**Dining Room** - 9'9" x 16'3" (2.97m x 4.95m)

**Living Room** - 11'6" x 12'10" (3.5m x 3.9m)

**Bedroom 1** - 11'9" x 9'10" (3.58m x 3m)

**Bedroom 2** - 9'10" x 9'10" (3m x 3m)

**Bathroom** - 5'5" x 7'10" (1.65m x 2.4m)

**Outside** - The property is set on a generous, level plot with attractive gardens to both the front and rear. A wide brick-paved driveway provides extensive off-road parking for multiple vehicles and leads to an attached single garage with up-and-over door and power connected — ideal for additional storage or workshop use.

The front garden is mainly laid to lawn and bordered by mature hedging, offering a good degree of privacy and kerb appeal. A paved pathway provides level access around both sides of the property.

To the rear, the garden continues the theme of easy maintenance with well-defined lawned areas, low-level retaining walls, and a range of established shrubs. A timber garden shed provides useful external storage, while the raised patio and lawned tiers present a great opportunity for outdoor seating, planting beds, or a vegetable patch.

Fully enclosed and enjoying a sunny aspect, the outside space is ideal for those seeking a private, manageable garden in a peaceful village setting. The grounds also offer scope for further landscaping or even extending the property, subject to any necessary consents.

**Council Tax** - Band D

**EPC Rating** - E

**Services** - Mains Water, Drainage and Electric.

**Agents Note** - PLEASE NOTE:

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F	29 F	
1-20	G		





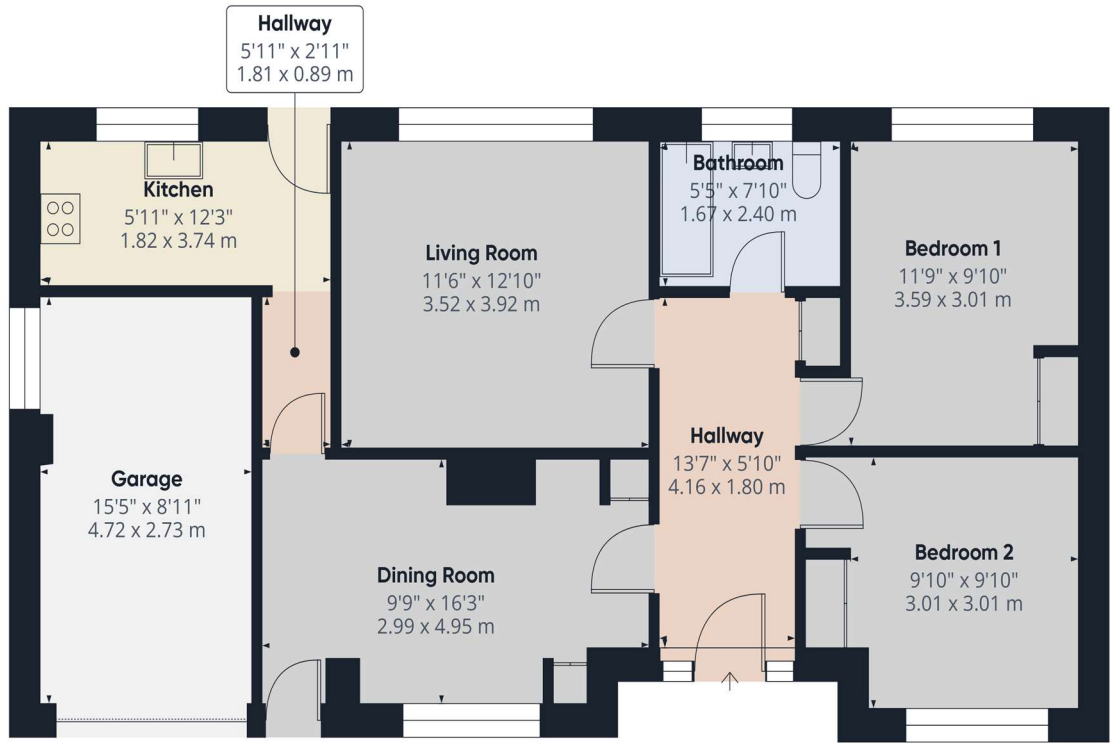


## Have a property to sell or let?

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



Approximate total area<sup>(1)</sup>  
885 ft<sup>2</sup>  
82.4 m<sup>2</sup>

(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.

GIRAFFE 360

## Directions

Proceed out of Bude towards the A39, turning right at Kings Hill. Upon reaching the A39 turn right again and then take the first turning on the left, signposted Marhamchurch. Continue on this road into the village and proceed up Pinch Hill, continue past the right hand turning into Cricket Park, where Hazeldene will be found after a short distance on your right hand side with a Bond Oxborough Phillips For Sale Board clearly displayed.