



Bond
Oxborough
Phillips

Changing Lifestyles

Elwood
Crackington Haven
Bude
Cornwall
EX23 0LA

Asking Price: £495,000 Freehold



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Elwood, Crackington Haven, Bude, Cornwall, EX23 0LA

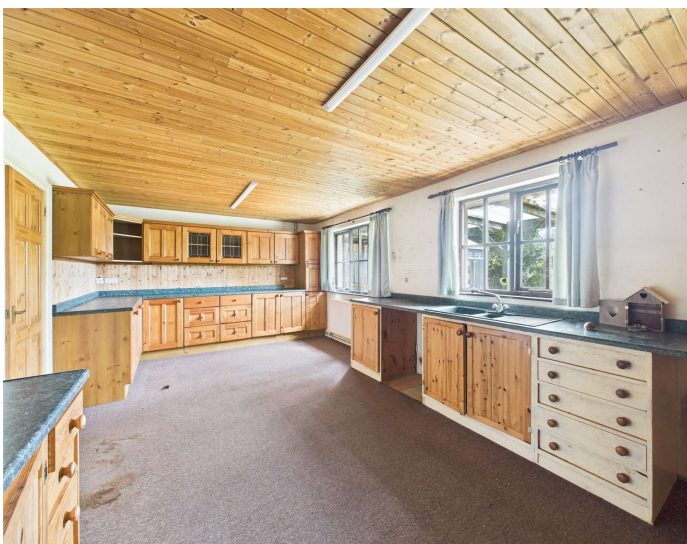


- Detached 3-bedroom bungalow on the edge of Crackington Haven requiring modernisation
- Set within a generous 0.47-acre plot
- Approx. 1,744 sq. ft. of well-proportioned accommodation
- Dual-aspect living room and separate sunroom
- Spacious kitchen/dining room at the heart of the home
- Three double bedrooms and two bathrooms
- Practical utility room, porch and rear access
- Gated driveway with ample off-road parking
- Mature wraparound gardens offering privacy and potential
- Moments from the stunning North Cornwall coast
- Perfect full-time residence, second home or investment opportunity
- EPC: TBC
- Council Tax Band: D



Spacious 3-bedroom bungalow on a generous 0.47-acre plot, set on the edge of Crackington Haven. Requiring modernisation but offering huge potential, wraparound gardens, and a peaceful coastal setting just minutes from the beach.

Set on the edge of the picturesque coastal village of Crackington Haven, Elwood presents a rare opportunity to acquire a spacious three-bedroom detached bungalow occupying a generous 0.47-acre plot. While the property would benefit from a programme of modernisation, it offers fantastic potential for those seeking to create a dream home in a prime coastal location.



Internally, the accommodation extends to over 1,700 sq. ft., including a large dual-aspect living room with adjoining sunroom, a well-proportioned kitchen/dining room, and a separate utility with WC. The sleeping quarters include three double bedrooms and a family bathroom, with the layout offering scope for reconfiguration if desired.

Outside, the wraparound gardens are a true highlight, offering a private, level lawned area surrounded by mature planting and with countryside views. The property also enjoys a peaceful position just moments from the coast, and would be ideal for buyers looking to modernise and personalise a home in a sought-after rural setting.

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The property enjoys a pleasant location, situated on the outskirts of this tranquil village lying amidst the rugged North Cornish coastline which is famed for its many nearby areas of outstanding natural beauty and popular bathing beaches providing a whole host of water sports and leisure activities together with many breath taking cliff top coastal walks etc. The picturesque coastal haven of Crackington has its own bathing beach and supports a useful range of local amenities, including a community run village shop, whilst the village of Wainhouse Corner is some 3 miles lying on the A39 and offering a further range of local village amenities and garage etc. Other nearby areas of interest include Boscastle, Trebarwith Strand and Port Isaac. The popular resort of Bude is some 12 miles heading north on the A39 and has an extensive range of shopping, schooling and recreational facilities and the town of Camelford is some 7 miles south on the A39.



Property Description

Entrance Porch - 7'7" x 4'8" (2.3m x 1.42m)

Hallway

Living Room - 19'7" x 15'9" (5.97m x 4.8m)

Sunroom - 18'11" x 8'6" (5.77m x 2.6m)

Kitchen/Dining Room - 21'4" x 11'6" (6.5m x 3.5m)

Bedroom 1 - 14'7" x 12'3" (4.45m x 3.73m)

Bedroom 2 - 13'6" x 9'6" (4.11m x 2.9m)

Bedroom 3 - 12' x 7'4" (3.66m x 2.24m)

Bathroom - 9'6" x 7'3" (2.9m x 2.2m)

Utility Room - 7'4" x 7' (2.24m x 2.13m)

WC - 7'3" x 2'3" (2.2m x 0.69m)

Inner Hall - 11'11" x 2'9" (3.63m x 0.84m)

Lobby - 19'6" x 9' (5.94m x 2.74m)

First Floor - Door access to Loft/Storage area

Outside - The property is accessed via a gated entrance with a driveway offering plentiful off-road parking. Elwood is set within a generous 0.47-acre plot, offering wraparound gardens that combine privacy, open space and lush natural surroundings. Mature hedging and well-established trees frame the lawned areas, creating a peaceful retreat with ample room for recreation or further landscaping. A patio area connects seamlessly with the sunroom and kitchen, ideal for alfresco dining or enjoying the evening sun.

Located on the edge of Crackington Haven, the property enjoys both the tranquillity of its semi-rural setting and only a short drive to the beach and village amenities.

EPC - Rating TBC

Council Tax - Band D

Anti Money Laundering - 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.





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Site Boundary Outline to be used as a guide for illustrative purposes only.



EPC TBC

Directions

From Bude town centre proceed out of the town towards Stratton and turn right into Kings Hill opposite Bude Service station. Upon reaching the A39 turn right sign posted Camelford and proceed for approximately 9 miles past the village of Wainhouse Corner. Take the right hand turning sign posted Boscastle and proceed for approximately 2 miles, at Tresparret Posts turn right signed posted Crackington Haven and then take the next left, continue for approximately 1 mile whereupon the property will be found on the right hand side with a name plaque for Elwood clearly displayed and a Bond Oxborough Phillips for sale board.

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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and buy your new home...

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