



Bond
Oxborough
Phillips

Changing Lifestyles

The Hayloft
Roundhayes Farm
Crackington Haven
Bude
Cornwall
EX23 0LF

Asking Price: £225,000



Changing Lifestyles

01288 355 066
bude@boproperty.com

The Hayloft, Roundhayes Farm, Crackington Haven, Bude, Cornwall, EX23 0LF



- Characterful three-bedroom mid-terrace barn conversion
- Set within a select courtyard development at Roundhayes
- Subject to a 12-month holiday use restriction
- Private enclosed rear garden ideal for outdoor dining
- Communal grounds of approx. 2 acres with lawns and seating areas
- Residents' tennis court and shared parking area
- Conveniently located only a short drive from Crackington Haven and Boscastle



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Set within a charming courtyard development, this delightful three-bedroom mid-terrace barn conversion enjoys a peaceful setting, just a short drive from the sought-after coastal villages of Crackington Haven and Boscastle. Offering a wonderful blend of character and practicality, the property is subject to a 12-month holiday use restriction and exempt from double Council Tax for second homes, making it an ideal holiday home or investment opportunity.

The residence features a welcoming entrance hall, a modern fitted kitchen, a versatile office/third bedroom, and a spacious living room with feature vaulted ceiling, exposed beams, and a mezzanine-style dining area – creating a sociable and light-filled space. Two further bedrooms and a well-appointed shower room complete the accommodation.

Outside, residents benefit from communal grounds extending to approximately 2 acres, including well-kept lawns, seating areas, a tennis court, and a parking area. A private rear garden provides the perfect spot to relax or dine alfresco, with countryside views adding to the appeal.

This property combines coastal living with a friendly community environment, all within easy reach of North Cornwall's stunning beaches, coastal paths, and countryside walks.

The village of Crackington Haven lies on the rugged North Cornish coastline and is famed for its many nearby areas of outstanding natural beauty and popular bathing beaches providing a whole host of watersports and leisure activities together with many breathtaking clifftop coastal walks etc. Other nearby picturesque beauty spots include Boscastle, Trebarwith Strand and Widemouth Bay. The town of Camelford is approximately 5 miles in a southerly direction and the coastal town of Bude is some 12 miles in a northerly direction offering a more comprehensive range of shopping, schooling and recreational facilities.

Entrance Hall - 4'3" x 5' (1.3m x 1.52m)

Office/ Bedroom 3 - 5'5" x 9'2" (1.65m x 2.8m)

Kitchen - 8'5" x 14'7" (2.57m x 4.45m)

Living Room - 13'10" x 11'5" (4.22m x 3.48m)

Dining Area - 5'1" x 11'4" (1.55m x 3.45m)

Landing

Bedroom 1 - 7'8" x 8'6" (2.34m x 2.6m)

Bedroom 2 - 7'10" x 8' (2.4m x 2.44m)

Shower Room - 4'6" x 6'1" (1.37m x 1.85m)

Outside - The property enjoys a private rear garden, perfectly placed for relaxing or dining alfresco, while taking in the surrounding countryside views. Residents also benefit from extensive communal grounds extending to approximately 2 acres, featuring well-tended lawns, mature planting, and seating areas to enjoy the peaceful setting. For those seeking recreation, the development includes its own tennis court, creating a real sense of community. A residents' parking area provides convenient space for vehicles, all within this attractive and well-maintained courtyard development.

EPC - Rating TBC.

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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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.



Directions

From Bude town centre proceed out of the town towards Stratton, turning right into Kings Hill after passing the fuel station on the left hand side. Upon reaching the A39 turn right signposted Camelford and proceed for approximately 8 miles, passing through Wainhouse Corner and taking the next right hand turning signposted Boscastle. Continue for approximately 1½ miles to Tresparrett Posts and turn right towards Crackington Haven. Proceed for approximately ½ mile whereupon Roundhayes will be found on the left hand side.

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