



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Long Close  
Marhamchurch  
Bude  
Cornwall  
EX23 0HY

**Asking Price: £575,000 Freehold**



Changing Lifestyles

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

## Long Close, Marhamchurch, Bude, Cornwall, EX23 0HY



- Detached three-bedroom bungalow in a tucked-away village setting
- Spacious dual aspect living room with patio doors opening onto the garden
  - Modern fitted kitchen with integrated oven and hob
  - Three well-proportioned bedrooms
- Stylish contemporary bathroom plus additional separate WC
  - Light and neutral décor throughout, ready for immediate occupation
- Generous plot with established gardens, mature shrubs, and lawned areas
  - Ample off-road parking for several vehicles
  - Useful garden store/shed
- Situated in the sought-after village of Marhamchurch, close to local amenities
- Just a short drive from Bude's town centre and beautiful sandy beaches



The property enjoys a most pleasant location within this most attractive North Cornish village. The popular coastal resort of Bude is some 2 miles offering a comprehensive range of shopping, schooling and recreational facilities including its leisure centre and 18 hole Links Golf Course etc. The town 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 whilst the port and market town of Bideford is some 30 miles in a north easterly direction providing a convenient access to the A39 North Devon Link Road which in turn connects to Barnstaple, Tiverton and the M5 motorway.



Changing Lifestyles

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

Long Close, Marhamchurch, Bude, Cornwall, EX23 0HY

**Long Close is a property that truly stands out because of its rare combination of home, garden and plot. Located close to the centre of a sought-after village, this detached bungalow provides a peaceful retreat framed by mature planting and hedging. The generous quarter-acre plot is a standout feature and offers far-reaching countryside views.**

**The home has recently undergone a thoughtful programme of refurbishment, making it ready to enjoy immediately. Improvements include new carpets throughout, a stylish fully fitted kitchen with integrated appliances, and a newly installed bathroom and cloakroom.**

**Stepping through the front, the internal accommodation is well laid out with a central hallway giving access to comfortably proportioned rooms. Light floods through windows that look out over the gardens, creating a strong connection between indoors and out. The living/dining area offers a pleasant outlook and scope to create more open-plan space if desired.**

**The detached garage is a useful addition, perfect for vehicle parking, a workshop, storage, or hobbies while externally, the gardens are a true asset. The plot's generous size mean there's ample space for recreation, vegetable beds, or even future extension (subject to planning). The layout and planting ensure privacy while capturing sunlight throughout the day, with hedgerows and occasional trees enhancing the pleasant rural outlook.**

**The location further elevates the property's appeal. Marhamchurch is a charming Cornish village within**

**easy reach of Bude, the stunning north coast, and the surrounding countryside. Long Close is ideally placed for both rural tranquillity and convenient access to village life and amenities. The combination of a generous plot size, recent refurbishment, detached garage, and strong setting make this property a rare and appealing find in today's market.**

**Entrance Porch** - 4'8" x 4'4" (1.42m x 1.32m)

**Living Room** - 22' x 11'10" (6.7m x 3.6m)

**Kitchen** - 11'7" x 9'7" (3.53m x 2.92m)

**Bedroom 1** - 11'8" x 11'8" (3.56m x 3.56m)

**Bedroom 2** - 10'7" x 10'3" (3.23m x 3.12m)

**Bedroom 3** - 11'9" x 7'9" (3.58m x 2.36m)

**Bathroom** - 8'2" x 5'7" (2.5m x 1.7m)

**Detached Garage** -

**Outside** - This charming detached bungalow is approached via a generous driveway offering ample parking, together with a detached garage. Surrounded by mature trees, palms, and well-tended hedging, the property enjoys a wonderful sense of privacy.

The home sits centrally within its generous plot, with expansive lawned gardens wrapping around the

## Changing Lifestyles

property – the perfect space for children, pets, or simply relaxing in the sunshine. A paved patio extends directly from the rear of the bungalow, providing an ideal setting for al fresco dining and entertaining, whilst a timber garden shed offers additional storage.

To the front, attractive stonework detailing adds character to the façade, complemented by colourful established shrubs and borders. The elevated driveway leads to the property via steps framed with mature planting, creating a welcoming first impression. From the rear boundary, you can enjoy views of the surrounding countryside, enhancing the feeling of space and tranquillity.

This delightful outside space is perfectly suited to family life, gardening enthusiasts, or those seeking a low-maintenance yet spacious garden retreat.

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

**EPC** - 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.

Changing Lifestyles

01288 355 066  
bude@bopproperty.com

# Long Close, Marhamchurch, Bude, Cornwall, EX23 0HY



## 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.

EPC- TBC



## Directions

From Bude town centre proceed out of the town towards Stratton and turn right into Kings Hill opposite the Esso Filling Station. upon reaching the A39 take the right hand turning towards Wadebridge and take the second left hand turning signposted Marhamchurch. Proceed up the hill whereupon the entrance to Long Close will be found on the right hand side prior to reaching the village square.

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.

Changing Lifestyles

01288 355 066  
bude@bopproperty.com