



Bond
Oxborough
Phillips

Changing Lifestyles

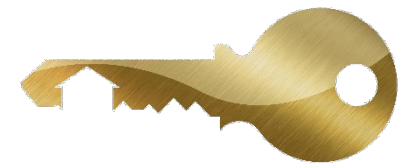
Rosscaire
Pinch Hill
Marhamchurch
Bude
Cornwall
EX23 0ER

Asking Price: £450,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com



- Detached three-bedroom bungalow in sought-after Marhamchurch
- Stylish open-plan kitchen/dining room with bi-fold doors providing garden access
- Light-filled living room with bay window
- Three well-proportioned bedrooms
- Contemporary family bathroom
- High-quality detached garden studio with WC and countryside views
- Landscaped rear garden with decked terrace and lawn
- Driveway parking and integral garage
- Close to village amenities, Bude town, and beaches
- EPC: D
- Council Tax Band: D



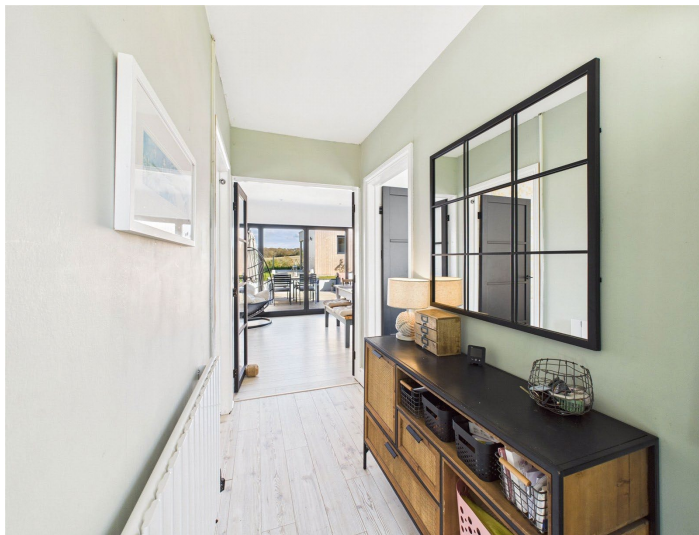
Rosscaire presents a rare opportunity to acquire a beautifully updated three-bedroom detached bungalow, perfectly blending modern living with a tranquil village setting. Located in the ever-popular village of Marhamchurch, just a short distance from Bude and North Cornwall's stunning coastline, the property has been thoughtfully improved by the current owners to create a stylish and versatile home.

The accommodation is light and inviting, with a welcoming hallway leading into the spacious living room. This room enjoys a large bay window, flooding the space with natural light and offering a relaxing outlook across the front garden. To the rear, the heart of the home is a superb open-plan kitchen/dining room, fitted with sleek modern cabinetry and central island unit, with expansive sliding doors opening directly onto the garden – a perfect setting for entertaining and everyday family life.

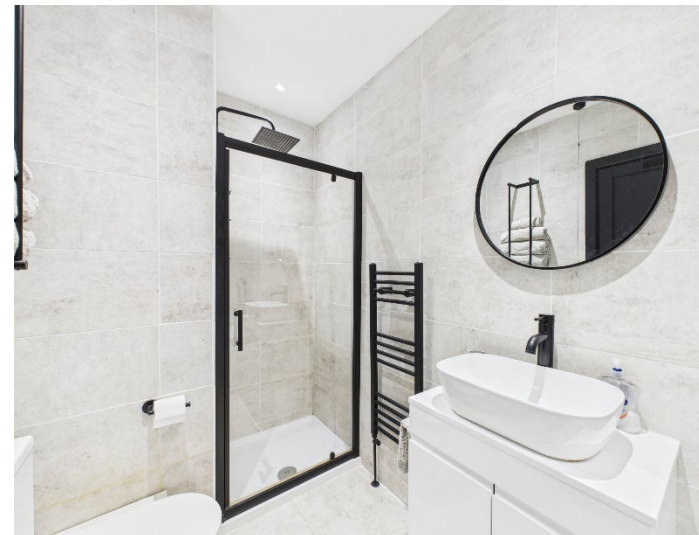


There are three bedrooms in total, including a generous principal bedroom with bay window, and two further bedrooms offering flexibility for guests or a home office. A modern family bathroom completes the internal layout.

Externally, the property benefits from a gravelled driveway providing ample off-road parking and access to the integral garage. To the rear lies a landscaped garden, designed with ease of maintenance and outdoor living in mind. A generous decked terrace adjoins the kitchen/dining room, perfect for alfresco dining, with a lawn area beyond enclosed by fencing and enjoying a peaceful backdrop of open countryside. A detached timber-clad garden studio with its own WC and decked terrace provides an additional private retreat, ideal for working from home, hobbies, or occasional guest use.



The property enjoys a pleasant location on the outskirts of this most attractive village with primary school and places of worship. The popular coastal resort of Bude is 1.5 miles away offering a comprehensive range of shopping, schooling and recreational facilities including its leisure centre and 18 hole Links Golf Course. 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 water sports and leisure activities together with many cliff top coastal walks etc. 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.



Property Description

Entrance Hallway - 11'5" x 4'1" (3.48m x 1.24m)

Living Room - 11'9" x 11'4" (3.58m x 3.45m)

Kitchen/Dining Room - 20'5" x 11'6" (6.22m x 3.5m)

Bedroom 1 - 13'5" x 11'9" (4.1m x 3.58m)

Bedroom 3 - 12'4" x 8'8" (3.76m x 2.64m)

Hallway - 7'9" x 2'6" (2.36m x 0.76m)

Family Bathroom - 10' x 5' (3.05m x 1.52m)

Bedroom 2 - 11'3" x 9'1" (3.43m x 2.77m)

Outside - The property is set back from the lane with a gravelled driveway providing off-road parking and access to the integral garage. To the rear lies a landscaped garden, designed with ease of maintenance and outdoor living in mind. A generous decked terrace adjoins the kitchen/dining room, providing an ideal space for alfresco dining and entertaining, while the lawn area beyond is enclosed by fencing and enjoys a peaceful backdrop of open countryside.

The detached timber-clad garden studio with decked terrace is a particular feature, creating an additional private retreat away from the main house.

Garage - 14'8" x 9'9" (4.47m x 2.97m)

Office/Hobbies Room - 15'4" x 9' (4.67m x 2.74m)

WC - 3'5" x 2'11" (1.04m x 0.9m)

Services - Mains gas, electric, water and drainage.

Council Tax - Band D

EPC - Rating 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.

Mobile Coverage

EE ●
Vodafone ●
Three ●
O2 ●

Broadband

Basic
Superfast

3 Mbps
80 Mbps

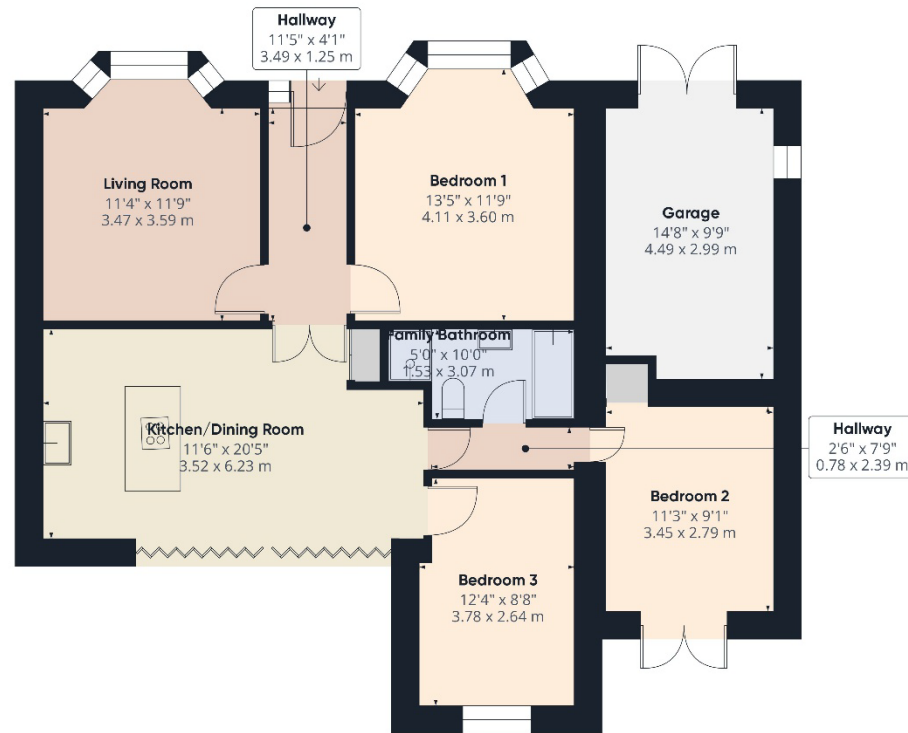
Satellite / Fibre TV Availability

BT ✓
Sky ✓
Virgin ✗

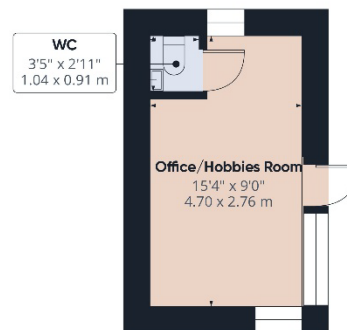


Floorplan

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Floor 0 Building 1



Floor 0 Building 2

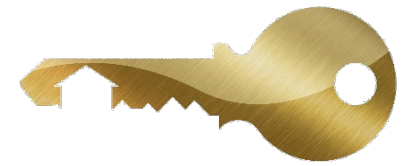
Approximate total area⁽¹⁾
1139 ft²
105.9 m²

(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.

GIRAFFE360

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Directions

From Bude follow the road out of town passing Morrisons Supermarket on your left. At the roundabout take the third exit. Follow the A39 taking the second left turning signposted 'Marhamchurch'. Follow the road (Pinch Hill) and the property is the third property on the left hand side with a Bond Oxborough Phillips For Sale board clearly displayed.

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.

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We are here to help you find
and buy your new home...

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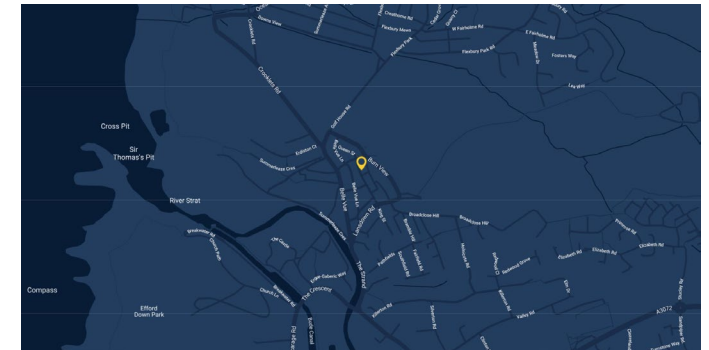
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speak with one of our expert team who will be able
to provide you with a free valuation of your home.

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