



Bond
Oxborough
Phillips

Changing Lifestyles

Jigfoot Cottage
10 Blackberry Lane
Kilkhampton
Bude
Cornwall
EX23 9FP

Asking Price: £300,000 Freehold



Changing Lifestyles

01288 355 066
bude@bopproperty.com

Jigfoot Cottage, 10 Blackberry Lane, Kilkhampton, Bude, Cornwall, EX23 9FP



- Attractive stone-fronted semi-detached home within the sought-after Bunnyhomes development
- Two comfortable double bedrooms, including principal bedroom with en-suite shower room
- Landscaped rear garden with paved terrace, gravelled seating area, and productive planting
- Contemporary garden studio ideal for a home office or creative space
- Allocated off-road parking
- Convenient village location close to shops, pubs, school, and only a short drive from Bude and the coast
- EPC: B
- Council Tax Band: B



Changing Lifestyles

01288 355 066
bude@bopproperty.com

Nestled within the sought-after Bunnyhomes development in the popular North Cornish village of Kilkhampton, this beautifully presented two-bedroom semi-detached home offers stylish, energy-efficient living just a short drive from Bude and the coast.

Built to an excellent modern specification, the property combines contemporary design with a welcoming feel throughout. The light and airy accommodation comprises a well-fitted kitchen featuring sleek cabinetry and integrated appliances, while the open-plan living and dining room provides an inviting space to relax or entertain, complete with French doors opening onto the rear garden.

Upstairs, there are two comfortable double bedrooms, including a principal bedroom with a modern en-suite shower room, along with a separate family bathroom. The home is finished with tasteful décor and high-quality fixtures, giving an immediate sense of comfort and care.

Outside, the rear garden is a true highlight, thoughtfully landscaped with lawned and gravelled areas, established planting, and a contemporary garden studio ideal for a home office or creative space. To the front, there are neatly maintained borders and off-road parking.

Ideally positioned within walking distance of Kilkhampton's village amenities, including shops, pubs, and a primary school, and only a few minutes' drive from Bude's beaches and town centre, this superb home perfectly blends village living with easy access to the coast.

The property is situated a short walk from the centre of this self-contained North Cornish rural village supporting a

useful range of local amenities including places of worship, village stores, post office, local butchers, primary school and popular local inns, etc. The popular coastal town of Bude is some 5 miles lying amidst the rugged North Cornish coastline famed for its many areas of outstanding natural beauty and popular bathing beaches. The town itself supports a comprehensive range of shopping, schooling and recreational facilities together with its 18-hole links golf course and fully equipped leisure centre etc. The bustling market town of Holsworthy is some 10 miles inland whilst the port and market town of Bideford is some 28 miles in a north easterly direction providing a convenient access to the A39 North Devon link road which connects in turn to Barnstaple, Tiverton and the M5 motorway.

Entrance Hall

Kitchen - 6'2" x 13'5" (1.88m x 4.1m)

Dining/Living Room - 14'5" x 13'5" (4.4m x 4.1m)

WC - 2'10" x 5'10" (0.86m x 1.78m)

First Floor Landing

Bedroom 1 - 11'2" x 8'8" (3.4m x 2.64m)

En-Suite - 4'9" x 7'1" (1.45m x 2.16m)

Bedroom 2 - 12'8" x 9'8" (3.86m x 2.95m)

Jack & Jill Bathroom - 7'1" x 5'6" (2.16m x 1.68m)

Studio/Hobbies Room - 7'2" x 9'8" (2.18m x 2.95m)

A beautifully presented and versatile garden studio offering an ideal space for those working from home, pursuing creative hobbies, or simply seeking a peaceful retreat away from the main house.

Thoughtfully designed with a light and airy interior, the studio opens directly onto the garden, flooding the room with natural light and creating a seamless connection to the outdoors. The space offers year-round usability with power, lighting and wall mounted heating.

Outside - The property enjoys a delightful setting within this well-regarded Bunnyhomes development, with an attractive stone façade and neatly landscaped frontage featuring well-tended borders and mature planting that frame the approach to the front door. At the side of the property there is ample off road parking.

To the rear, the garden has been thoughtfully designed to create a versatile and inviting outdoor space. A paved terrace leads directly from the living area, providing the perfect spot for alfresco dining and relaxation, while the remainder of the garden is beautifully planted with established shrubs and flowers offering colour and interest throughout the seasons.

A gravelled seating area provides additional space for entertaining and leads to a contemporary garden studio—ideal as a home office, hobby room, or peaceful retreat. The garden also incorporates a productive vegetable bed and enjoys a good degree of privacy, enclosed by timber fencing and mature boundaries.

Services - Mains electric, water, drainage and air-source heating. Fibre broadband.

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.



Directions

From Bude, head north on the A39 and you will enter Kilkhampton after circa 5 miles. Blackberry Lane will be signposted on the right, opposite the turning into North Close. Once within the development, take the right hand turning whereupon the property will be found after a short distance on your right hand side.

Mobile Coverage

EE

Vodafone

Three

Broadband

Basic

Superfast

Ultrafast

16 Mbps

74 Mbps

1800 Mbps

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 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.

Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		