



Bond
Oxborough
Phillips

Changing Lifestyles

Church View
Kilkhampton
Bude
Cornwall
EX23 9QR

Asking Price: £285,000 Freehold



Changing Lifestyles

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Church View, Kilkhampton, Bude, Cornwall, EX23 9QR



- Characterful three-bedroom village home
- Two spacious reception rooms, both with feature fireplaces
- Enclosed rear courtyard
- Large separate private garden a short walk from the property
- Easy reach of local shops, pubs, and primary school
- Just a short drive from the coastal town of Bude and its beaches
- No onward chain



Set in the heart of the sought-after village of Kilkhampton, Church View is a charming three-bedroom home full of warmth and character, offering deceptively spacious accommodation.

The ground floor provides generous and flexible living space, featuring two well-proportioned reception rooms. The main sitting room exudes rustic charm with its exposed stone fireplace housing a wood-burning stove, while the additional living room provides a light and welcoming retreat, perfect for relaxing or entertaining. The kitchen/dining room forms the hub of the home, complete with wooden units, tiled flooring, and ample space for a family dining table. A useful ground-floor shower room and entrance hall complete the layout on this level.



Upstairs, there are three good-sized bedrooms, each with their own individual character and outlook across the village, along with a family bathroom.

Outside, the property enjoys an enclosed courtyard immediately to the rear, ideal for sitting out and enjoying the sunshine. A short stroll from the house lies a further enclosed garden, providing a private and peaceful setting for recreation, gardening, or outdoor dining.

Perfectly positioned within walking distance of Kilkhampton's village amenities including shops, pubs, and primary school, Church View combines convenient village living with easy access to the nearby coastal town of Bude and its beautiful beaches. No onward chain. EPC rating E. Council Tax Band C.

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The property is situated in the sought after village of Kilkhampton which supports a range of local village amenities, including Village Stores, Post Office, Primary School, two local Inns, places of worship and a number of other retail outlets. The popular coastal town of Bude is some 5 miles distant which supports an extensive range of shopping, schooling and recreational facilities. The market town of Holsworthy lies some 10 miles inland, whilst the port and market town of Bideford is some 24 miles in a north easterly direction providing convenient access to the A39 North Devon Link Road which connects in turn to Barnstaple, Tiverton and the M5 motorway.

Entrance Porch - 3'3" x 8'2" (1m x 2.5m)

Entrance Hall - 3'5" x 4'2" (1.04m x 1.27m)

Living Room - 13'11" x 13'4" (4.24m x 4.06m)

Sitting Room - 13'3" x 14'2" (4.04m x 4.32m)

Kitchen/Dining Room - 20'5" x 13'4" (6.22m x 4.06m)

Shower Room - 6'1" x 5'7" (1.85m x 1.7m)

First Floor Landing

Bedroom 1 - 8'1" x 11'4" (2.46m x 3.45m)

Bedroom 2 - 8'6" x 13'1" (2.6m x 4m)

Bedroom 3 - 5'4" x 10'2" (1.63m x 3.1m)

Bathroom - 5'4" x 8' (1.63m x 2.44m)

Outside - To the rear of the property is an enclosed courtyard, providing a private outdoor space ideal for morning coffee or evening relaxation. A short stroll from the house lies a further enclosed garden, a generous plot with lawned area and mature planting, perfect for families, pets, or enjoying the sunshine. The garden offers excellent scope for seating areas or a vegetable patch, creating a peaceful retreat within the heart of the village.

EPC - Rating E.

Council Tax - Band C.

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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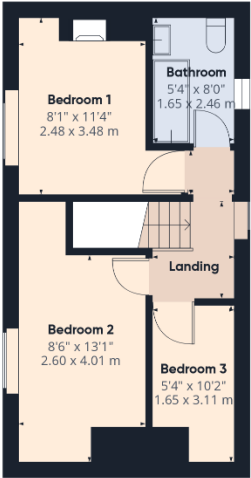
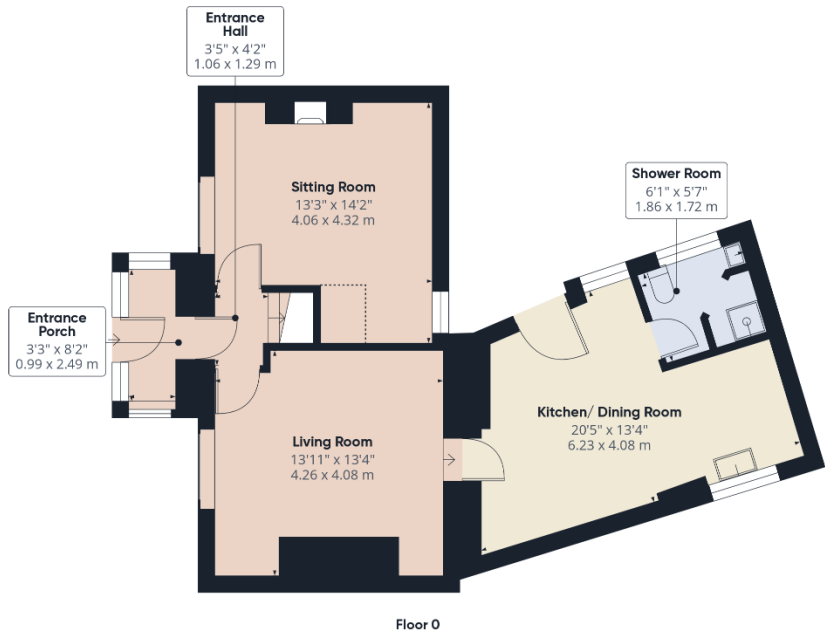


Have a property to sell or let?

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.



Approximate total area⁽¹⁾
980 ft²
90.9 m²

Reduced headroom
9 ft²
0.8 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

Directions

From Bude town centre proceed out of the town towards Stratton and upon reaching the A39 turn left signposted Bideford and proceed for approximately 5 miles into the village of Kilkhampton. Upon entering the village, Church View will be found on the right hand side directly opposite the village church. Adjacent to the church will be found a conveniently located public car park.

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