



Bond  
Oxborough  
Phillips  
*Changing Lifestyles*

5 Baileys Field  
Kilkhampton  
Bude  
Cornwall  
EX23 9QE

**Asking Price: £425,000**  
**Freehold**



Changing Lifestyles

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## 5 Baileys Field, Kilkhampton, Bude, Cornwall, EX23 9QE



- Well presented four bedroom family home
- Detached residence located in select small development in Kilkhampton
- Bright and airy conservatory opening onto the garden
- Versatile playroom which could be used as a working from home space or home gym
- Ensuite master bedroom with walk-in wardrobe
- Private off road parking
- Generous, level rear garden with raised decked seating area
- Detached timber garden store
- EPC: TBC
- Council Tax Band: D



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## Changing Lifestyles

A beautifully presented and thoughtfully arranged four bedroom detached family home, situated within the popular and well established Baileys Field development in Kilkhampton. Offering spacious and versatile accommodation, this attractive property benefits from a open plan kitchen/dining room, utility room, lightfilled conservatory, additional playroom, welcoming living room, 4 bedrooms (1 ensuite) and family shower room. There is off road parking and a generous rear garden, making the residence ideal for family living and for those seeking space to work from home. Viewings highly recommended.

Baileys Field is situated within the popular village of Kilkhampton, which offers a range of local amenities including a primary school, village shop, public houses and community facilities. The nearby coastal town of Bude, with its sandy beaches, canal, golf course and wider range of shops and services, is approximately five miles away. The surrounding area is renowned for its stunning North Cornwall coastline and beautiful countryside.

### Entrance Hall

**Kitchen/Dining Room** - 21'3" x 9'6" (6.48m x 2.9m)

**Utility Room** - 4'8" x 9'5" (1.42m x 2.87m)

**Conservatory** - 7'2" x 18' (2.18m x 5.49m)

**Playroom** - 16'11" x 7'9" (5.16m x 2.36m)

**Cloakroom** - 6'3" x 2'11" (1.9m x 0.9m)

### First Floor Landing

**Bedroom 1** - 9'5" x 11'6" (2.87m x 3.5m)

**Ensuite** - 7'2" x 6'11" (2.18m x 2.1m)

**Bedroom 2** - 10'1" x 9'7" (3.07m x 2.92m)

**Bedroom 3** - 9'6" x 9'8" (2.9m x 2.95m)

**Bedroom 4** - 7'6" x 7'7" (2.29m x 2.3m)

**Family Shower Room** - 6'1" x 6'5" (1.85m x 1.96m)

**Outside** - The property is approached via a shared access lane leading to the property which to the front offers an attractive front lawned area with wall boundary and off road parking. To the rear, the property enjoys a generous, level lawned garden, offering an excellent degree of privacy and ideal space for children, pets and outdoor entertaining. A decked seating area provides an ideal spot for al fresco dining, while a detached timber garden store offers useful storage.

**Services** - Mains Electric, Water and Drainage. Oil fired central heating.

**EPC Rating** - TBC

**Council Tax** - Band D

**Anti-Money Laundering Notes** - 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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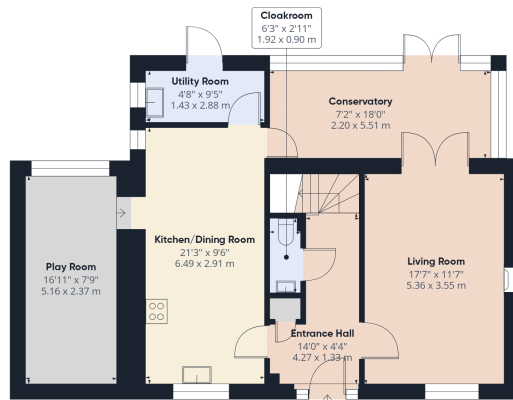


## Have a property to sell or let?

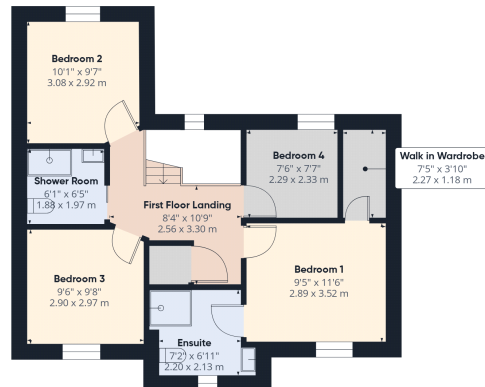
If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

**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



Floor 0



## 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 centre of the village take the left hand turning into West Street and continue for approximately 350 yards whereupon the entrance to Baileys Field will be found on the right hand side. Upon entering the close the property will found on your right hand side.



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