



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

3 Blackberry Lane  
Kilkhampton  
Bude  
Cornwall  
EX23 9FP

**Asking Price: £375,000**  
**Freehold**

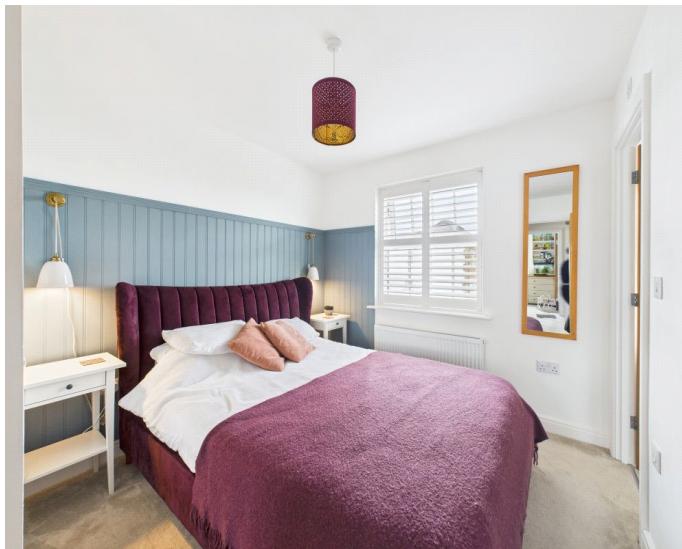


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- Three bedroom semi-detached home
- Contemporary kitchen/diner
- Living room with garden access
- En-suite to principal bedroom
- Garage and ample off-road parking
- Versatile hobbies room / home office
- Southwest-facing rear garden
- Air source heat pump & underfloor heating
- Modern development within popular village
- EPC: B
- Council Tax: Band C



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**Situated within a popular modern development in the thriving North Cornish village of Kilkhampton, this beautifully presented three-bedroom semi-detached home offers stylish, energy-efficient living with a host of high-quality upgrades and generous outdoor space.**

The accommodation is thoughtfully arranged and finished to a high standard throughout. The welcoming entrance hall provides access to a contemporary kitchen/dining room, upgraded with sleek cabinetry and high-spec SMEG appliances, creating an excellent social hub for cooking and entertaining. A bright and spacious living room enjoys patio doors opening directly onto the rear garden, allowing plenty of natural light and a seamless connection to the outdoor space. A ground floor cloakroom, along with well-considered storage solutions including bespoke under-stairs pull-outs, adds to the home's practicality. On the first floor, there are three well-proportioned bedrooms. The principal bedroom benefits from a stylish en-suite shower room with a monsoon shower and built-in wardrobes, while the remaining bedrooms are served by a modern family bathroom. The layout is both functional and flexible, ideal for families, professionals, or those seeking space to work from home.

Externally, the property continues to impress with ample off-road parking for several vehicles, a detached garage, and a superb additional garden room positioned to the rear of the garage. This versatile space is ideal as a home office, studio, or hobby room. The generous southwest-facing rear garden, mainly laid to lawn with a patio area, provides an excellent setting for outdoor dining, entertaining, and family life. Further benefits include an air source heat pump, underfloor heating to the ground floor, and modern connectivity, all contributing to efficient and comfortable living.

A superb opportunity to acquire a high-quality, well-upgraded home in a desirable village location close to coast and countryside. Designed with both modern family life and comfortable everyday living in mind, the property is ideally placed within easy reach of local amenities and the stunning North Cornwall coastline, with the popular coastal town of Bude approximately five miles away.

**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 Holswothry 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** - 3'5" x 14' (1.04m x 4.27m)

**WC** - 5'9" x 2'10" (1.75m x 0.86m)

**Kitchen/Dining Room** - 8'6" x 18'2" (2.6m x 5.54m)

**Living Room** - 15'2" x 9'8" (4.62m x 2.95m)

**Landing** - 6'7" x 6'9" (2m x 2.06m)

**Bedroom 1** - 8'10" x 9' (2.7m x 9)

**Ensuite** - 2'6" x 8'8" (0.76m x 2.64m)

**Bedroom 2** - 8'5" x 10'1" (2.57m x 3.07m)

**Bedroom 3** - 6'6" x 10'2" (1.98m x 3.1m)

**Bathroom** - 4'10" x 6'6" (1.47m x 1.98m)

**Office/Hobbies Room** - 8'9" x 7'2" (2.67m x 2.18m)

**Garage** - 10'7" x 19'11" (3.23m x 6.07m)

**Outside** - The Front of the property is approached via a driveway providing ample parking and access to garage. A gate to side of the property provides access to rear garden which is mainly laid to lawn with a patio area perfect for al fresco dining.

**Services** - Air source heat pump, with HIVE controlled heating and underfloor heating throughout downstairs. Mains electric drainage and water.

**EPC Rating** - B

**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.



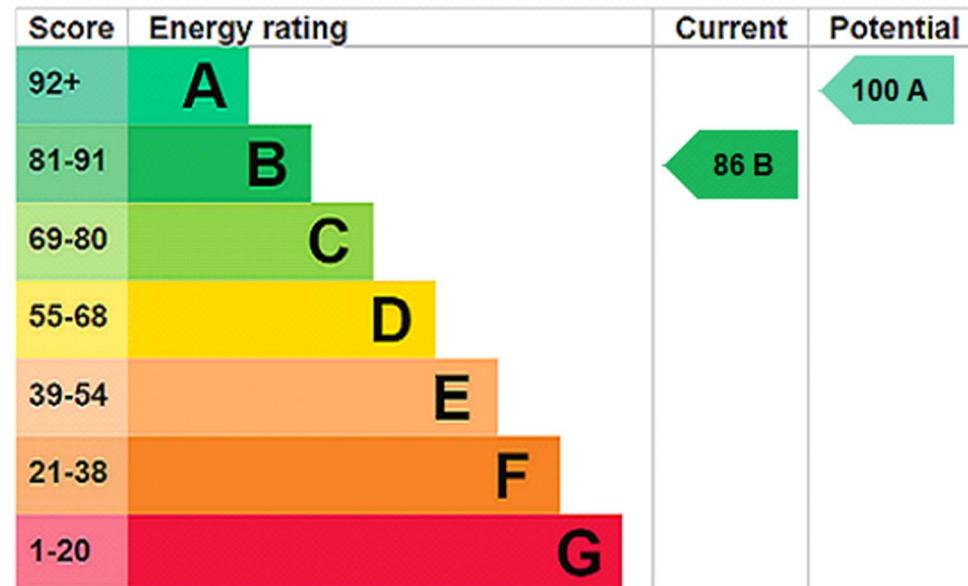


## Have a property to sell or let?

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.



## Directions

Head north from Bude 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, fork right and the property will be found shortly on the right hand side.

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