



Bond
Oxborough
Phillips

Changing Lifestyles

Lower Barn
Eastcott
Bude
Cornwall
EX23 9PL

Asking Price: £525,000
Freehold



Changing Lifestyles

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bude@bopproperty.com



- BARN CONVERSION
- 3 BEDROOMS
- CHARACTER FEATURES
- PEACEFUL HAMLET LOCATION
- GENEROUS GARDENS
- PADDOCK WITH SITE IN TOTAL 2.7 ACRES APPROX
- EXTENSIVE OFF ROAD PARKING
- SHORT DRIVE FROM A39 AND LOCAL BEACHES/BEAUTY SPOTS



A well presented 3 bedroom barn conversion offering versatile and spacious living space throughout with 2.7 acres of landscaped gardens and land in this peaceful, rural parish in North Cornwall. The residence boasts a range of character features throughout, well suited as a comfortable family home located only a short drive from the A39 and popular local beaches/beauty spots. Entrance driveway providing extensive off road parking with planning previously granted for a detached double garage. EPC C. Council Tax band D.





Eastcott is a quiet unspoilt hamlet comprising a number of individual properties in a peaceful rural setting yet readily accessible within approximately 1/3rd mile of the A39 giving easy access to Bude on the North Cornish coast with its safe sandy surfing beaches some 8 miles. The nearby village of Kilkhampston is just over 3 miles and caters well for its inhabitants with a traditional range of village amenities including local shops, post office, St Marks Primary School which has been rated by Ofsted as outstanding, popular pubs etc. The market town of Holsworthy is some 13 miles distant and Okehampton and Dartmoor some 33 miles distant. Eastcott is situated very close to the Devon/Cornwall border and some of North Devon and North Cornwall's most attractive coastline and countryside are readily at hand including the nearby South West coastal path and breath taking scenery with such local beauty spots as Sandymouth, Marsland Mouth, Welcombe Mouth, Speakes Mill, Hartland Quay etc. The upper and lower Tamar Lakes are some 4 miles distant offering additional recreational and fishing facilities. The North Devon port and market town of Bideford is some 18 miles and the regional North Devon centre of Barnstaple is some 28 miles.



Entrance Porch

Living Room - 19'3" x 17'4" (5.87m x 5.28m)

An impressive reception room with feature stone fireplace housing log burner and staircase leading to gallery landing.

Kitchen/Dining Room - 21'10" x 8'11" (6.65m x 2.72m)

A fitted kitchen comprising a range of base and wall mounted units with work surfaces over incorporating ceramic 1 1/2 sink drainer unit with mixer taps, 4 ring hob with extractor hood over, built in high level double oven and integrated Bosch dishwasher. Step leads down to further kitchen units and work surface area. Ample space for dining table and chairs.

Utility Room - 7'10" x 6'3" (2.4m x 1.9m)

Wall mounted units with space and plumbing for washing machine. Door to WC. Window to rear elevation.

Laundry Room - 10'9" x 7'10" (3.28m x 2.4m)

Space for American style fridge freezer and tumble dryer. Wall mounted control panel for solar panels. Window to rear elevation.

WC - 3'6" x 2'5" (1.07m x 0.74m)

Low flush WC and wall hung wash hand basin.

Garden Room - 16'3" x 9'11" (4.95m x 3.02m)

Windows overlooking the mature landscaped gardens with double glazed French doors to outside.

First Floor

Landing/Study Area - 14'3" x 8'11" (4.34m x 2.72m)

Galleried landing area with Velux window providing natural light.

Bedroom 1 - 27'8" x 8'5" (8.43m x 2.57m)

Double bedroom with exposed beams and stonework. Window to side elevation and velux windows to front and rear elevations.

Bedroom 2 - 22'3" x 7'6" (6.78m x 2.29m)

Double bedroom with Velux window to front elevation.

Bedroom 3 - 10'11" x 8'11" (3.33m x 2.72m)

Velux window to front elevation.

Bathroom - 8'3" x 7'10" (2.51m x 2.4m)

Large walk in shower with electric drench over, low flush WC, vanity unit with wash hand basin, heated towel rail.

Outside - Gravel entrance driveway leads to an extensive off road parking area. Stone and wooden bridges lead to the landscaped garden area with a naturally fed pond providing an ideal spot to admire

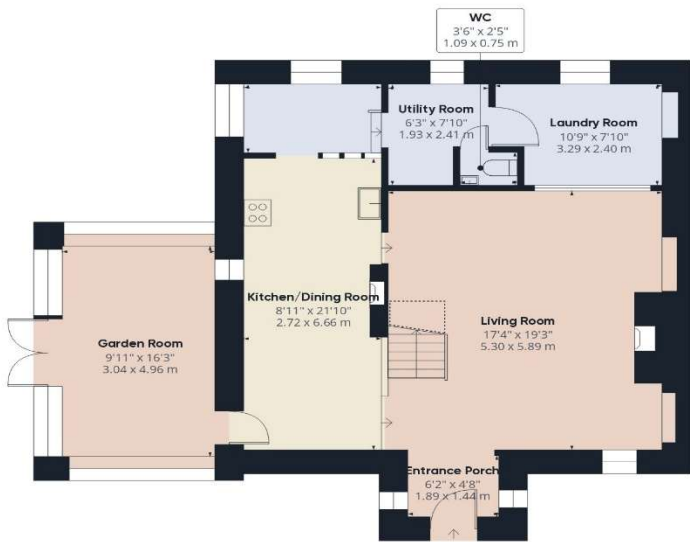
the property and its surroundings. There are two useful sheds with planning previously granted to erect an oak framed double garage, with a lane leading to the paddock. The paddock is accessed via a metal 5 bar gate and measures just over 2 acres with a summerhouse enjoying pleasant views over the surrounding countryside and could easily be fenced to enclose livestock or horses.

Services - Mains water and electric - private drainage via a septic tank. Solar panels.

Planning - A previous planning application which has since lapsed was previously granted under application PA21/00740 | Erection of a detached Oak framed double garage, supported by a reinforced concrete base. | Lower Barn Road From Eastcott Cross To Rule Cross Gooseham Bude EX23 9PL.

Agents Note - Please be aware some of these photos were taken in 2024.

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.



Floor 0



Floor 1

Approximate total area⁽¹⁾
1706.71 ft²
158.56 m²

Reduced headroom
249.44 ft²
23.17 m²

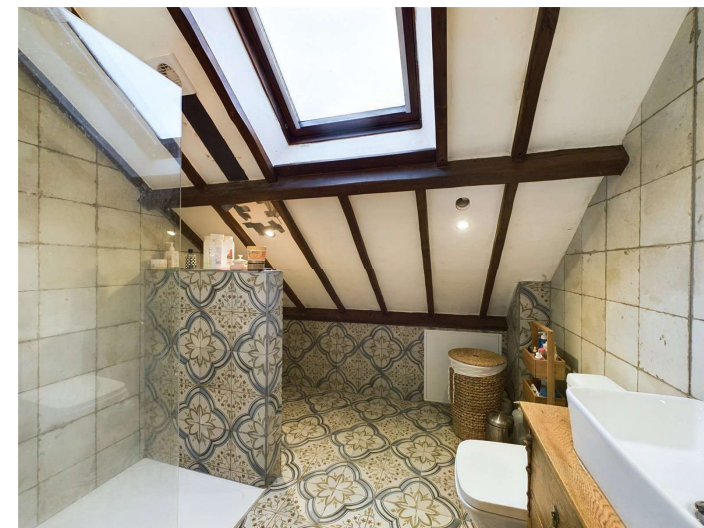
(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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 continue through the village towards Bideford for some 3miles. Take the left hand turning signposted Eastcott and continue for approximately 1/4mile take the left onto the driveway whereupon the entrance lane leading to Lower Barn will be found straight ahead.

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

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Tel: 01288 355 066
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