

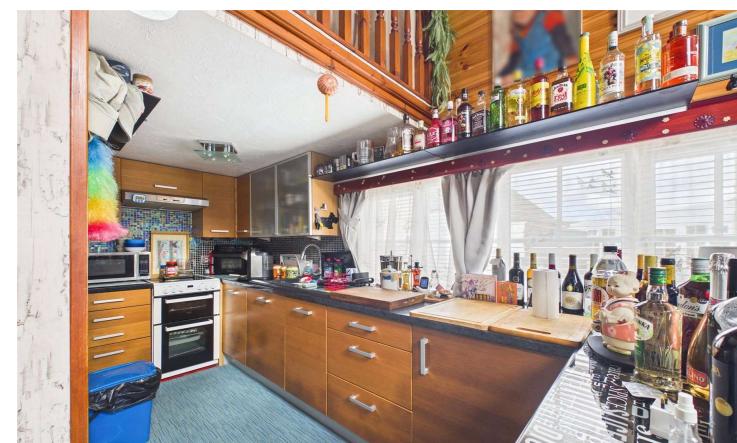


Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Swallow Cottage  
Penstowe Road  
Kilkhampton  
Bude  
Cornwall  
EX23 9QT

**Asking Price: £230,000 Freehold**



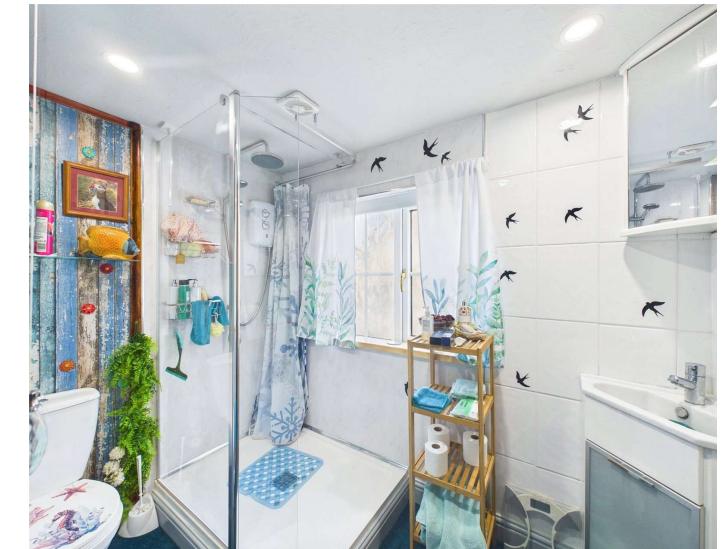
*Changing Lifestyles*

01288 355 066

[bude@bopproperty.com](mailto:bude@bopproperty.com)



- Quirky and characterful cottage
- Open-plan kitchen/living area
- Ground floor bedroom
- Mezzanine bedroom area
- Modern shower room
- Covered rear outdoor area
- Two useful rear store rooms
- Walking distance to village pubs and takeaways
- Ideal first home, bolt-hole or investment
- Convenient village location close to Bude
- EPC: TBC
- Council Tax Band: B



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A quirky and characterful cottage with mezzanine bedroom, village convenience and useful storage – ideal as a first home, bolt-hole or investment.

Situated within the heart of the popular village of Kilkhampton, Swallow Cottage is a charming and individual home offering well-presented and thoughtfully arranged accommodation, all within comfortable walking distance of local pubs, takeaways and village amenities.

The property is entered into an open-plan kitchen/living area which provides a welcoming and practical living space. The kitchen is fitted with a range of units and work surfaces, flowing naturally into the living area which offers space for seating and dining, making it well suited to both everyday living and entertaining.

Also on the ground floor is a comfortable bedroom, alongside a modern shower room, providing convenient and flexible accommodation. A staircase rises from the living area to the mezzanine bedroom space, which creates a distinctive and versatile sleeping area, ideal as a principal bedroom or occasional guest space, and adds to the cottage's quirky appeal. To the rear of the property is a covered outdoor area which provides a sheltered space and access to two useful store rooms, offering excellent storage for bikes, surfboards or general household items. The cottage also benefits from a paved frontage providing a low-maintenance external space.

Overall, the accommodation is well balanced and full of character, making Swallow Cottage an appealing option for a range of buyers including first-time purchasers, those seeking a low-maintenance home, or buyers looking for a village base close to the North Cornwall coast.

**Hallway** - 16'2" x 2'11" (4.93m x 0.9m)

**Lounge/Dining/Kitchen Area** - 23' (7) (Max) x 16'6" (5.03) (Max)

Stairs leading to Mezzanine/Bedroom area.

**Bedroom 1** - 11' x 7' (3.35m x 2.13m)

**Shower Room** - 8' x 5'2" (2.44m x 1.57m)

**Utility** - 7'9" x 4'9" (2.36m x 1.45m)

**Mezzanine/Bedroom 2** - 16'6" x 8'6" (5.03m x 2.6m)

**Outside** - Externally, Swallow Cottage enjoys a practical and low-maintenance arrangement. To the front of the property is a paved area providing an attractive approach and space for seating or pots.

To the rear, a covered outdoor area offers a sheltered and highly useful space, ideal for storage or utility use. Within this area are two separate store rooms, providing excellent additional storage for outdoor equipment, tools or hobby items — a particularly valuable feature for a cottage of this size.

**Services** - Mains electric, water and drainage.

**EPC** - Rating TBC.

**Council Tax** - Band B

**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.

**Mobile Coverage**

EE	●
Vodafone	●
Three	●
O2	●

**Broadband**

Basic
Superfast

20 Mbps
80 Mbps

**Satellite / Fibre TV Availability**

BT	✓
Sky	✓
Virgin	✗





## 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.

EPC TBC

## Directions

From Bude town centre proceed out of the town towards Stratton and upon reaching the A39 turn left signposted Bideford. Continue on this road for approximately 4 miles and upon reaching the village of Kilkhampton take the left hand turning into Penstowe Road whereupon Swallow Cottage will be found in a short distance on the left hand side.

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