



Bond
Oxborough
Phillips

Changing Lifestyles

Primrose Cottage
Kilkhampton
Bude
Cornwall
EX23 9QJ

Asking Price: £285,000

Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

Primrose Cottage, Kilkhampton, Bude, Cornwall, EX23 9QJ



- Charming 2/3 bedroom link-detached cottage
- Versatile accommodation including ground floor bedroom/study
- Character features including stone fireplace
- Generous rear garden
- Driveway parking and garage
- Detached workshop/studio
- Popular village location within easy reach of Bude
- Council Tax Band D
- EPC Rating F



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.



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An exciting opportunity to acquire a deceptively spacious and characterful 2/3 bedroom link-detached cottage, ideally situated within the popular and well-served village of Kilkhampton, just a short drive from the North Cornish coastline.

The property offers versatile and well-balanced accommodation throughout, perfectly suited to a range of purchasers including families, downsizers or those seeking a property with flexible living arrangements. The ground floor comprises a welcoming dining room rich in character, featuring an original stone fireplace with timber mantle and inset fire, creating a cosy focal point. The living room is a particularly light and airy space, enjoying a dual aspect with direct access to the rear garden, allowing for a seamless connection between indoor and outdoor living.

The kitchen is fitted with a range of units with space for appliances and benefits from natural light via a skylight window. Also on the ground floor is a shower room and a useful additional room which could serve as a third bedroom, home office or study, offering excellent flexibility depending on requirements.

To the first floor are two well-proportioned bedrooms, both enjoying a pleasant outlook, along with a family bathroom comprising a panel enclosed bath, WC and wash hand basin.

Externally, the property benefits from a driveway providing off-road parking and access to a single garage. The rear garden is a particular feature of the property, being generous in size and mainly laid to lawn with a range of mature shrubs and planting. A useful workshop/studio is positioned at the far end of the garden, providing excellent additional space for hobbies, storage or potential workspace.

The accommodation comprises (all measurements are approximate)

Dining/Sitting Room - 15'11" x 10'11" (4.85m x 3.33m)

Living Room - 18'9" x 11'1" (5.72m x 3.38m)

Kitchen - 9'9" x 8'11" (2.97m x 2.72m)

Wet Room/Ensuite - 7'7" x 5'4" (2.3m x 1.63m)

Bedroom 3/ Study - 7'5" x 7'10" (2.26m x 2.4m)

First Floor Landing

Bedroom 1 - 13'8" x 8'2" (4.17m x 2.5m)

Bedroom 2 - 13'3" x 7'10" (4.04m x 2.4m)

Bathroom - 8'5" x 5'6" (2.57m x 1.68m)

Workshop/Studio - 10'4" x 20'3" (3.15m x 6.17m)

A detached workshop/studio with power and light offers excellent additional versatility.

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Garage - 9'1" x 15'3" (2.77m x 4.65m)

Roller garage door.

Outside - To the front, a brick-paved driveway provides off-road parking and access to the garage. The rear garden is a standout feature, being generous in size and well enclosed, predominantly laid to lawn with established planting and patio areas ideal for outdoor dining.

Services - Mains water, electric and drainage. Electric under floor heating.

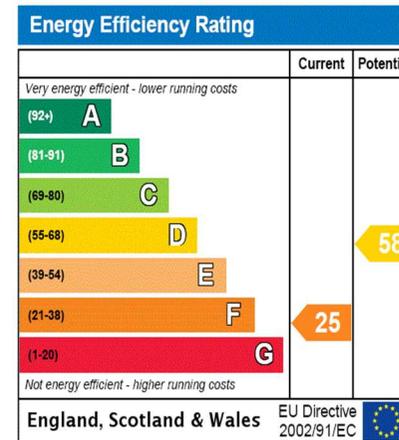
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Directions

From Bude town centre proceed out of town towards Stratton. Upon reaching the A39 turn left signposted Bideford and proceed for approximately 4 miles to Kilkhampton. Continue through the village centre whereupon Primrose Cottage will be found on the right hand side shortly after the Co- Op.

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.

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