

Swedelands
Marhamchurch
Bude
Cornwall
EX23 0EN

Asking Price: £675,000

Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

Swedelands, Marhamchurch, Bude, Cornwall, EX23 0EN



- Sympathetically renovated character home
- Spacious and versatile four-bedroom accommodation
- Impressive open-plan kitchen/living space
- Separate living room and dining room
- South-facing rear garden enjoying excellent sunlight
- Generous plot with mature gardens and outbuildings
- Off-road parking and garage
- Situated in the heart of the sought-after village of Marhamchurch
- Short distance to Bude and the North Cornish coastline



An exciting opportunity to acquire a beautifully presented and deceptively spacious four-bedroom character home, ideally situated in the heart of the popular village of Marhamchurch, just a short distance from the coastal town of Bude. Swedelands has been sympathetically renovated by the current owners, successfully blending period charm with modern comforts, resulting in this superb home.

The accommodation is generous and well-balanced throughout. To the ground floor, a welcoming entrance hall leads to a cosy yet spacious living room, featuring characterful details and a pleasant outlook. A separate dining room provides an ideal space for formal entertaining, while the impressive open-plan kitchen/living area forms the true heart of the home, offering ample space for cooking, dining and everyday family life, with direct access to the rear garden. A useful utility room and cloakroom/WC complete the ground floor accommodation.



To the first floor are four well-proportioned bedrooms, including a spacious principal bedroom suite benefitting from a dressing area and en-suite shower room. The remaining bedrooms are served by a well-appointed family bathroom, providing excellent flexibility for growing families or visiting guests.

Externally, the property enjoys a generous south-facing rear garden, a particular feature of the home, offering well-stocked planting, a useful stone outbuilding with a range of stores/potential workshop area, lawned areas and space for outdoor entertaining. To the front, there is off-road parking and access to a garage, providing practical storage and convenience.

Swedelands presents a rare opportunity to acquire a characterful yet well-appointed family home within a sought-after village setting. EPC Rating D. Council Tax Band E.

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The property enjoys a prime position in the heart of this most attractive and sought after self-contained village offering a convenient range of local amenities including, village shop, places of worship and a popular local pub, health club and a cafe etc. The popular coastal resort of Bude is some 2 miles offering a wider and comprehensive range of shopping, schooling and recreational facilities including its leisure centre and 18 hole Links Golf Course etc. The town itself lies amidst the rugged North Cornish coastline famed for its many nearby areas of outstanding natural beauty and popular bathing beaches supporting a whole host of water sports and leisure activities together with many cliff top coastal walks etc. The bustling market town of Holsworthy lies some 9 miles inland whilst the port and market town of Bideford is some 30 miles in a north easterly direction providing a convenient access to the A39 North Devon Link Road which in turn connects to Barnstaple, Tiverton and the M5 motorway.



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Entrance Porch - 8'4" x 3' (2.54m x 0.91m)

Entrance Hall

Sitting Room - 14'1" x 12'7" (4.3m x 3.84m)

Dining Room - 14' x 12'7" (4.27m x 3.84m)

Open Plan Kitchen/Living Area - 33'9" x 12'6"
(10.29m x 3.8m)

Utility Room - 11'7" x 5'6" (3.53m x 1.68m)

WC - 2'8" x 5'5" (0.81m x 1.65m)

Terrace - 19'5" x 9'8" (5.92m x 2.95m)

Landing

Bedroom 1 - 13'9" x 12'9" (4.2m x 3.89m)

Dressing Area

Ensuite Shower Room - 8'6" x 5'3" (2.6m x 1.6m)

Bedroom 2 - 13'11" x 12'8" (4.24m x 3.86m)

Bedroom 3 - 8'4" x 12'10" (2.54m x 3.9m)

Bedroom 4 - 7'9" x 9'9" (2.36m x 2.97m)

Bathroom - 7'6" x 9'7" (2.29m x 2.92m)

Outside - Swedelands enjoys a generous south-facing rear garden, offering excellent levels of sunshine and a wonderful space for outdoor living. A raised decked seating area with covered veranda adjoins the property, ideal for al fresco dining and entertaining. The gardens are a particular feature, being well stocked with a variety of mature shrubs, planting beds and defined areas including lawn and vegetable plots, all connected by winding pathways. To the rear is a range of useful stone outbuildings providing excellent storage or workshop potential. The garden is enclosed, offering a good degree of privacy. To the front, there is off-road parking and a traditional stone wall boundary.

Garage - 16'10" x 8'10" (5.13m x 2.7m)

EPC - Rating D

Council Tax - Band E

Services - Mains gas, water, drainage. Fitted solar PV panels.

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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.

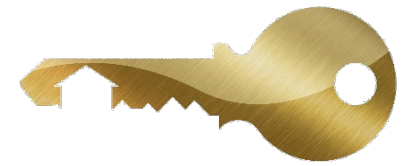


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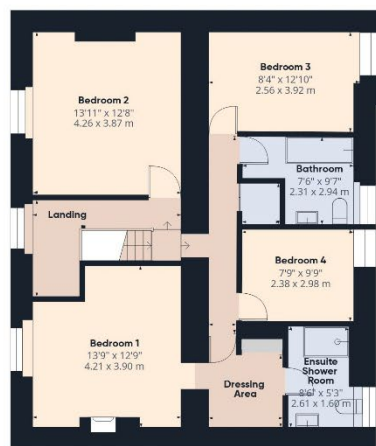


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Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information 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.



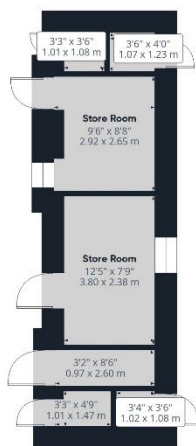
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area⁽¹⁾

2194 ft²
203.7 m²

Balconies and terraces

188 ft²
17.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Directions

From Bude town centre, proceed out of the town towards Stratton and turn right into Kings Hill opposite the fuel station. Upon reaching the A39 take the right hand turning towards Camelford, and then immediately left following the signs to Marhamchurch. Upon reaching the centre of the village, turn left and Swedelands will be found immediately on the right hand side with a Bond Oxborough Phillips sign clearly displayed.

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

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