



Bond
Oxborough
Phillips

Changing Lifestyles

Thurdon House
Thurdon
Kilkhampton
Bude
Cornwall
EX23 9RZ

Asking Price: £825,000 Freehold



Changing Lifestyles

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bude@boproperty.com

Thurdon House, Thurdon, Kilkhampton, Bude, Cornwall, EX23 9RZ



- Detached country residence set within approx. 1.74 acres
- Situated close to Tamar Lakes with access to walking routes & watersports
- Over 4,000 sq ft of versatile accommodation
- Multiple reception rooms including garden room
- Spacious kitchen/breakfast room with utility
- Principal bedroom with scope to complete ensuite
- Additional well-proportioned bedrooms and family bathroom
- Detached double garage with hobby rooms/office space (power & light)
- Extensive driveway with ample off-road parking
- Grounds including lawn, mature planting and pond
- EPC: D
- Council Tax Band: E



An impressive and substantial 6 bedroom detached residence set within approximately 1.74 acres of grounds, enjoying a tucked-away rural position close to the highly regarded Tamar Lakes, offering scenic walks, water sports and an abundance of outdoor leisure opportunities.

The property offers generous and well-balanced accommodation throughout, extending to over 4,000 sq ft, with a layout ideally suited to family living. The ground floor comprises a welcoming entrance hallway, multiple reception rooms including a spacious sitting room, dining room and an attractive garden room enjoying views across the surrounding grounds. The kitchen/breakfast room provides ample space for everyday living, complemented by a useful utility area and additional ground floor facilities.

To the first floor are a number of well-proportioned bedrooms, including a particularly spacious principal bedroom. It should be noted that this room is currently unfinished, with flooring and the adjoining ensuite left ready for a purchaser to complete to their own specification. Further bedrooms are served by family bathroom facilities, offering flexibility for larger families or visiting guests.

Externally, the property is approached via a generous driveway providing extensive off-road parking, along with a detached double garage which has been partially adapted to provide hobby rooms and potential office space, all benefiting from power and light (not formally converted for residential use).

The surrounding grounds extend to approximately 1.74 acres and comprise areas of lawn, mature planting and a natural pond, creating a peaceful and private setting with a high degree of seclusion.





The property lies close to Tamar Lakes and approximately 2.2 miles from the thriving self-contained village of Kilkhampton which offers an extensive range of local amenities including places of worship, general stores/post office, electric wholesalers, agricultural suppliers and inn. The popular coastal town of Bude is about 5 miles and has a wider range of amenities and shops along with spectacular cliff sidewalks and sandy surfing beaches. The bustling market town of Holsworthy is some 10 miles in land and the A39 provides direct access to the regional centre of Barnstaple with its acclaimed shopping centre. For those wishing to travel further afield the North Devon Link road now connects with the M5 near Tiverton.



Entrance Porch - 6'6" x 3'3" (1.98m x 1m)

Utility Room - 13' x 10'10" (3.96m x 3.3m)

WC - 4'3" x 2'7" (1.3m x 0.79m)

Kitchen/Breakfast Room - 22'11" x 10'8" (6.99m x 3.25m)

Dining Room - 22'4" x 11'8" (6.8m x 3.56m)

Living Room - 24'3" x 21'10" (7.4m x 6.65m)

Sun Room - 31'11" x 7'6" (9.73m x 2.29m)

Snug Room - 13'4" x 12'2" (4.06m x 3.7m)

Hallway - 12'3" x 7'3" (3.73m x 2.2m)

Bedroom 5 - 14'1" x 12'5" (4.3m x 3.78m)

Ensuite - 8' x 7'7" (2.44m x 2.3m)

First Floor Landing - 16'8" x 9'6" (5.08m x 2.9m)

Bedroom 2 - 13'7" x 11'11" (4.14m x 3.63m)

Bedroom 3 - 12'11" x 11'3" (3.94m x 3.43m)

Bedroom 4 - 12'4" x 11'1" (3.76m x 3.38m)

Bathroom - 9'5" x 6'4" (2.87m x 1.93m)

Hallway - 10'1" x 6'2" (3.07m x 1.88m)

Bedroom 6 - 11'7" x 10' (3.53m x 3.05m)

Bedroom 1 - 15'2" x 11'9" (4.62m x 3.58m)

Potential Ensuite - 8'7" x 7'5" (2.62m x 2.26m)

Outside - The property is approached via an entrance driveway, providing extensive off-road parking and turning space for multiple vehicles, along with access to the detached double garage. The garage has been partially adapted to provide useful hobby rooms and potential home office space, all benefiting from power and light, offering excellent flexibility for those seeking workspace or ancillary accommodation (subject to any necessary consents).

The gardens and grounds are a particular feature of the property, extending to approximately 1.74 acres and enjoying a high degree of privacy and seclusion. Immediately surrounding the property are areas of paved patio and seating, ideal for outdoor dining and entertaining, with a pleasant outlook across the adjoining lawn.

The majority of the grounds are laid to lawn, creating a wonderful open expanse that lends itself well to a variety of uses, whether for family enjoyment, gardening, or those with smallholding interests. The gardens are bordered by a mixture of mature trees, hedging and established planting, providing both shelter and a natural backdrop.

Within the grounds there is also a natural pond, enhancing the setting and attracting local wildlife, adding to the overall peaceful and rural feel of the property.

Overall, the outside space offers a rare combination of usability, privacy and lifestyle appeal, perfectly complementing the generous accommodation on offer.

Garage - 16' x 8'11" (4.88m x 2.72m)

Workshop/Hobbies - 15'5" x 8'8" (4.7m x 2.64m)

Utility Room - 11'9" x 9'9" (3.58m x 2.97m)

Shower Room - 6'4" x 6'1" (1.93m x 1.85m)

External Store Room - 17'2" x 4'5" (5.23m x 1.35m)

First Floor

Loft Room 1 - 13' x 11' (3.96m x 3.35m)

Loft Room 2 - 14'1" x 13'2" (4.3m x 4.01m)

Services - Mains water, private drainage treatment plant (installed in 2020), Biomass boiler and Economy 7 heating.

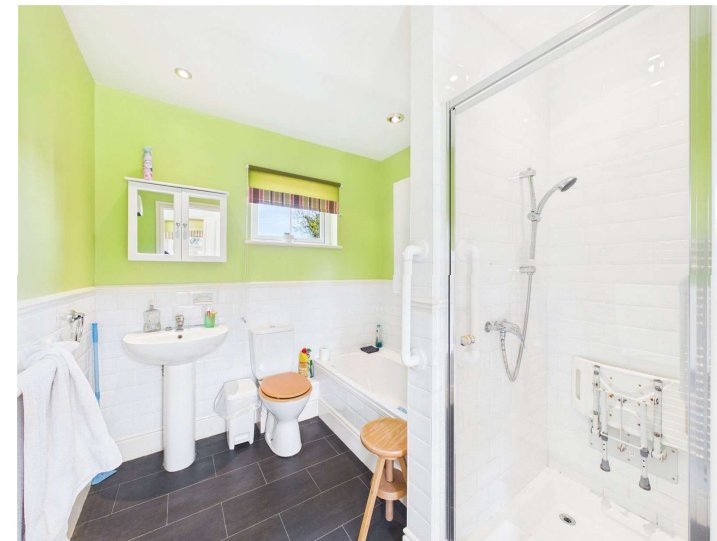
Council Tax - Band E

EPC - Rating D

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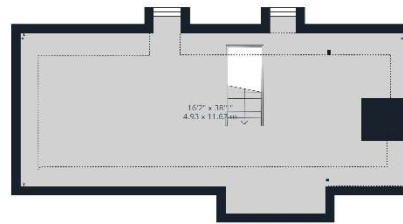
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Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Approximate total area⁰
 3539 ft²
 328.5 m²

Reduced headroom
 247 ft²
 23 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	63 D
39-54	E		
21-38	F		
1-20	G		

Directions

From Bude Town Centre proceed out of the town towards Stratton, upon reaching the A39 turn left signposted Bideford. Proceed for approximately 4 miles and upon entering Kilkhampton, take the right hand turning onto the B3254 signposted Holsworthy. Continue for approximately 1/4 mile and on the sharp right hand bend turn left (signposted Tamar Lake) and continue for approximately 1.5 miles taking the next right onto the private lane with a name plaque for Thurdon House whereupon the entrance to the property will be found on the left hand side after a short distance. What3Words skim.happy.champions

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

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