

Elm Cottage
Penstowe Road
Kilkhampton
Bude
Cornwall
EX23 9QT

Asking Price: £495,000
Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

Elm Cottage, Penstowe Road, Kilkhampton, Bude, Cornwall, EX23 9QT



- Detached four bedroom home
- Spacious and well-presented throughout
- Bright and contemporary open-plan kitchen/dining/living space
- Integral large garage
- Ample off-road parking via a brick-paved driveway
- Enclosed rear garden, mainly laid to lawn with patio area
- Situated within a sought-after village location
- Convenient access to local amenities, schools and transport links
- Ideal as a family home



A superbly presented and spacious four-bedroom detached residence, occupying a generous plot within the sought-after location of Kilkhampton. Offering light-filled and well-balanced accommodation throughout, the property is ideally suited to modern family living, with a high-quality finish and a layout designed for both comfort and practicality.

The accommodation is approached via a welcoming entrance hall with useful cloakroom, leading through to a comfortable and well-proportioned living room enjoying a pleasant outlook to the front. The heart of the home is the well-presented open-plan kitchen/dining room, beautifully appointed with a range of modern units and ample worktop space, seamlessly flowing into a dining and family area. This sociable space benefits from an abundance of natural light and direct onto the rear garden, creating an ideal setting for entertaining and everyday living. A separate utility room provides further practicality with additional storage and external access.

On the first floor, the property offers four well-proportioned bedrooms, including a generous principal bedroom with a stylish en-suite shower room. Bedroom two also benefits from its own en-suite facilities, while the remaining bedrooms are served by a contemporary family bathroom, all finished to a high standard.

Externally, the property enjoys a generous enclosed rear garden, predominantly laid to lawn with a patio area adjoining the property, ideal for outdoor dining and relaxation. There is also a further decked seating area, providing additional space to enjoy the surroundings. To the front, a large driveway offers ample off-road parking and access to the integral garage, enhancing the practicality of this excellent home.

The property is conveniently situated within close proximity to Kilkhampton's range of local amenities, including shops, a primary school, and popular public houses, while the coastal town of Bude is just a short drive away, offering an extensive range of facilities and access to the stunning North Cornish coastline.

An exceptional home offering space, quality, and a highly desirable village location.



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Entrance Hall - 6'6" x 14'9" (1.98m x 4.5m)

Kitchen/Dining Room - 30' x 10'1" (9.14m x 3.07m)

Utility Room - 6'4" x 6'5" (1.93m x 1.96m)

WC - 5'7" x 3'3" (1.7m x 1m)

Living Room - 11'5" x 14'7" (3.48m x 4.45m)

Landing

Bedroom 1 - 11'7" x 13'11" (3.53m x 4.24m)

Ensuite - 3'2" x 8'4" (0.97m x 2.54m)

Bedroom 2 - 11'2" x 9'8" (3.4m x 2.95m)

Ensuite - 7'3" x 3'3" (2.2m x 1m)

Bedroom 3 - 8'8" x 11'10" (2.64m x 3.6m)

Bedroom 4 - 8' x 11'9" (2.44m x 3.58m)

Bathroom - 7'5" x 6'1" (2.26m x 1.85m)

Garage - 17'5" x 16'1" (5.3m x 4.9m)

Outside - The property is approached via a generous brick-paved driveway providing ample off-road parking and access to the integral double garage. To the rear, the property enjoys a spacious and enclosed garden, predominantly laid to lawn and bordered by fencing, providing a safe and private environment ideal for families and pets. Adjoining the rear of the property is a paved patio area, perfectly positioned to take full advantage of the open-plan living space, creating an ideal setting for outdoor dining and entertaining. A further decked seating area offers an additional space to relax and enjoy the garden, while a useful timber shed provides practical external storage. A side access gate leads conveniently to the front of the property.

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.

EPC - Rating B.

Council Tax - Band D.





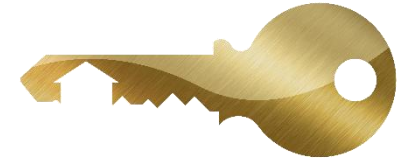
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	94 A
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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. 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.

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 the property will be found approximately 200 yards on the left hand side.

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

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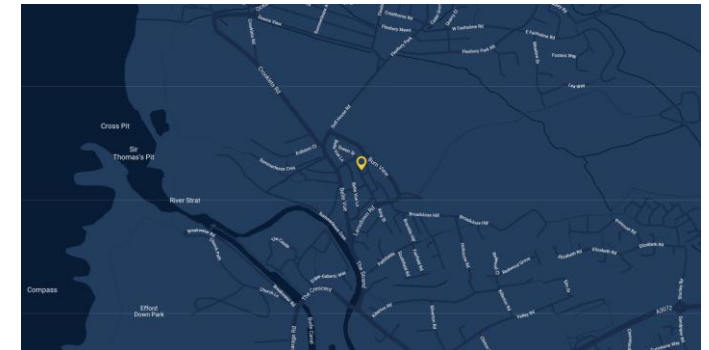
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