

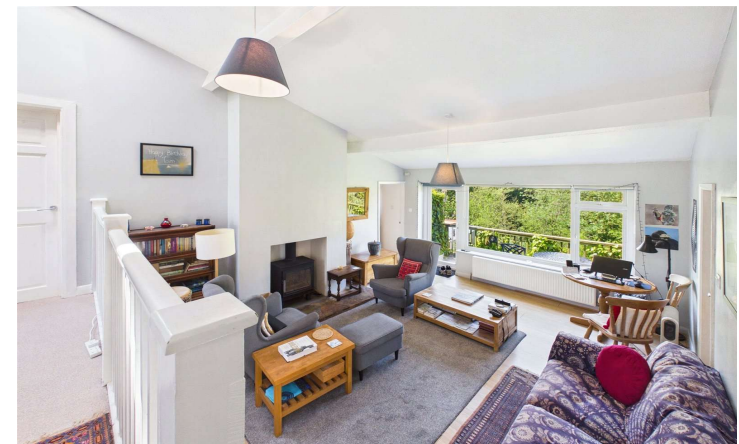


Bond
Oxborough
Phillips

Changing Lifestyles

Omega
Gooseham
Bude
Cornwall
EX23 9PF

Asking Price: £350,000 Freehold



Changing Lifestyles

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bude@boproperty.com

Omega, Gooseham, Bude, Cornwall, EX23 9PF



- Detached 3 bedroom (1 ensuite) residence in sought-after rural village location
- Spacious and versatile accommodation throughout
- Light and airy living room with feature wood burning stove
- Kitchen/dining room ideal for modern family living
- Principal bedroom with en-suite shower room
- Additional family bathroom and separate WC
- Elevated living space with access to balcony enjoying garden outlook
- Detached studio ideal for home office/hobbies
- Two separate driveways providing ample off-road parking
- Generous rear garden backing onto a stream
- Attractive, well-established gardens with excellent privacy
- Potential for vegetable plots, herb garden or further landscaping
- Peaceful countryside setting with easy access to Bude and coastline
- EPC: TBC
- Council Tax Band: D



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An exciting opportunity to acquire this well-presented and deceptively spacious detached residence, situated within the sought-after rural village of Gooseham, enjoying a peaceful setting whilst remaining within easy reach of the North Cornish coastline and the popular coastal town of Bude.

The property offers versatile and well-balanced accommodation throughout, ideally suited as a comfortable family home or for those seeking a semi-rural lifestyle. Internally, the accommodation briefly comprises an entrance hall leading through to a light and airy living room positioned to take full advantage of the outlook, complemented by a feature wood-burning stove creating a warm and inviting focal point. The adjoining kitchen/dining room provides a sociable space with ample room for family dining and day-to-day living.

There are three bedrooms, with the principal bedroom benefiting from an en-suite shower room, in addition to a separate family bathroom and further WC, offering practicality for modern living.

A particularly attractive feature of the home is the elevated living space which opens onto a balcony, providing a lovely spot to enjoy the surrounding greenery and garden outlook.

Externally, the property benefits from a useful lower ground floor workshop/utility room and store areas as well as detached studio, offering excellent flexibility for use as a home office, hobby room or additional storage space.

Overall, the property presents a wonderful opportunity to acquire a home offering both comfort and versatility in a peaceful yet accessible location.

The hamlet of Gooseham lies within the parish of Morwenstow bordered to the west by the rugged North Cornish coastline and boasting many areas of outstanding natural beauty and popular bathing beaches together with many nearby breathtaking cliff top coastal walks etc. The popular coastal resort of Bude supporting an extensive range of shopping, schooling and recreational facilities including its 18 hole golf course and leisure centre etc. The bustling Market town of Holsworthy lies some 12 miles inland whilst the Port and Market town of Bideford is some 20 miles in a northeasterly direction.

Entrance Hall/Landing - 14'3" x 9'4" (4.34m x 2.84m)

Living Room - 16' x 14'4" (4.88m x 4.37m)

Balcony - 14'4" x 4'8" (4.37m x 1.42m)

Kitchen/Dining Room - 20'9" x 9'9" (6.32m x 2.97m)

Bedroom 1 - 11'9" x 8'8" (3.58m x 2.64m)
Walk in Wardrobe.

Ensuite - 4'10" x 4'5" (1.47m x 1.35m)

Bedroom 2 - 10'10" x 8'5" (3.3m x 2.57m)

Bedroom 3 - 9'9" x 6'10" (2.97m x 2.08m)

Bathroom - 7'3" x 5'11" (2.2m x 1.8m)

Lower Ground Floor

Workshop/Utility - 10'3" x 7'11" (3.12m x 2.41m)
Housing the oil fired boiler.

Store Area - 14'3" x 5'3" (4.34m x 1.6m)
Reduced head height.

Store Room - 10' x 7' (3.05m x 2.13m)

Studio - 9'1" x 7'9" (2.77m x 2.36m)

Outside - The property is approached via two separate driveways, providing ample off-road parking for multiple vehicles and offering flexibility for visitors or multi-vehicle households. The front is bordered by areas of lawn and mature planting, creating an attractive first impression.

To the rear, the gardens are a standout feature, being generous in size and enjoying a high degree of privacy. Predominantly laid to lawn redesigned by the owner with an ongoing rewilding project and interspersed with a variety of established shrubs, trees and planting, the garden offers a peaceful and secluded setting ideal for both relaxation and entertaining.

The garden gently slopes down to a stream at the lower boundary, creating a picturesque and tranquil environment. This natural feature enhances the overall appeal of the outdoor space and attracts an abundance of wildlife, making it particularly appealing for those seeking a more nature-connected lifestyle.

There is excellent scope for those with an interest in gardening or self-sufficiency, with ample space to create a vegetable garden, herb beds or further landscaped areas, subject to individual requirements.

In addition, a detached studio building provides a versatile space ideal for home working, hobbies or storage.

Overall, the outside space offers a superb balance of practicality, privacy and natural beauty, forming a key feature of this delightful home.

Services - Mains electric, water and drainage. Oil fired central heating.

EPC - Rating TBC

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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.



Directions

From Bude town centre proceed out of the town towards Stratton and upon reaching the A39 turn left signposted Bideford and proceed for approximately 5 miles passing through Kilkhampton. Upon reaching Crimp turn left signposted Morwenstow and proceed for approximately 2 miles into the hamlet Shop taking the first right hand turning towards the primary school signposted Gooseham. Continue for approximately 1½ miles entering the hamlet of Gooseham, the property will be found immediately on the left hand side with the nameplate clearly displayed.

EPC TBC