



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

43 North Close  
Kilkhampton  
Bude  
Cornwall  
EX23 9RQ

**Asking Price: £290,000 Freehold**



Changing Lifestyles

01288 355 066  
bude@boproperty.com

43 North Close, Kilkhampton, Bude, Cornwall, EX23 9RQ



- Spacious And Flexible Living Accommodation
- Generous Front Parking For Vehicles
- Stylish Kitchen And Dining Space
- Bright And Comfortable Living Room
- Dedicated Home Office Or Study
- Practical Ground Floor Cloakroom
- Well Proportioned Bedrooms Throughout
- Modern First Floor Shower Room
- Large Rear Garden With Patio
- Enclosed Garden With Decked Area
- Ideal For Entertaining And Relaxing
- EPC: TBC
- Council Tax Band: B



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## Changing Lifestyles

This attractive and well arranged home offers a superb blend of space, practicality and lifestyle appeal, making it an ideal choice for a wide range of buyers. From the moment you arrive, the property presents a welcoming first impression, with generous parking to the front comfortably accommodating two large vehicles.

Stepping inside, the ground floor flows beautifully, designed with both everyday living and entertaining in mind. The living room provides a warm and inviting setting, ideal for relaxing in the evenings with the cosy woodburner, and for hosting guests. The kitchen and dining area sit at the heart of the home, creating a sociable hub where cooking, dining and conversation come together. A useful pantry enhances storage, while a separate office offers a quiet and peaceful space for home working or study. Additional practical features such as a cloakroom add to the convenience of the layout.

Upstairs, the property continues to impress with well proportioned bedrooms that offer flexibility for family life, guests or further workspace if required. The main bedroom is particularly appealing, enjoying a comfortable and lovely atmosphere. The remaining rooms are equally versatile, complemented by a shower room that serves the floor efficiently. Thoughtful use of space throughout ensures a natural flow and a real sense of balance across the home.

Externally, the property truly excels. To the rear, a large garden provides a wonderful extension of the living space. An initial patio area creates the perfect spot for outdoor seating, ideal for morning coffee or evening relaxation. Beyond this, a long stretch of lawn leads you through to a further enclosed and gated section of garden, offering both

privacy and security. This area features a fantastic decked space, perfectly suited for barbecues, entertaining friends, or simply enjoying the outdoors in a more secluded setting.

Overall, this is a home that combines comfort, flexibility and excellent outdoor space, all while maintaining a practical and appealing layout. It offers a lifestyle opportunity as much as a place to live, with every element carefully considered to support modern day living.

Kilkhampton is a popular and well served village, offering a strong sense of community alongside a range of everyday amenities including shops, a well regarded school, and traditional pubs. Surrounded by open countryside, it provides an ideal balance between rural charm and practical living. North Close is a quiet and established residential area within the village, known for its peaceful setting and easy access to local facilities.

One of the key attractions of this location is its proximity to the stunning North Cornwall coastline. The coastal town of Bude is just a short drive away, offering beautiful beaches, scenic coastal walks and a wide selection of shops, cafes and restaurants. Whether for surfing, family days out or relaxed seaside living, Bude provides something for everyone.

With excellent access to surrounding towns and the coast, Kilkhampton and North Close offer a superb lifestyle opportunity in a highly desirable part of Cornwall.

**Kitchen / Dining Room** - 17'1" x 6'3" (5.2m x 1.9m)

**Pantry** - 4'3" x 9'8" (1.3m x 2.95m)

**Living Room** - 16'6" x 11'11" (5.03m x 3.63m)

**Cloakroom** - 5'1" x 6'1" (1.55m x 1.85m)

**Office/Bedroom 4** - 7'10" x 10' (2.4m x 3.05m)

**First Floor Landing** - 4'2" x 9' (1.27m x 2.74m)

**Bedroom 1** - 15'11" x 10'1" (4.85m x 3.07m)

**Bedroom 2** - 8'8" x 12'1" (2.64m x 3.68m)

**Bedroom 3** - 7'8" x 9'1" (2.34m x 2.77m)

**Shower Room** - 6'4" x 6'10" (1.93m x 2.08m)

**Eaves Storage** - 6'11" x 13'5" (2.1m x 4.1m)

**Outside** - The property is approached via a generous tarmacadam driveway providing ample off road parking for multiple vehicles, bordered by mature hedging and contemporary timber fencing creating a pleasant sense of privacy. To the rear, the property enjoys a spacious enclosed garden, principally laid to lawn and complemented by an attractive range of mature shrubs, planted borders and established trees.

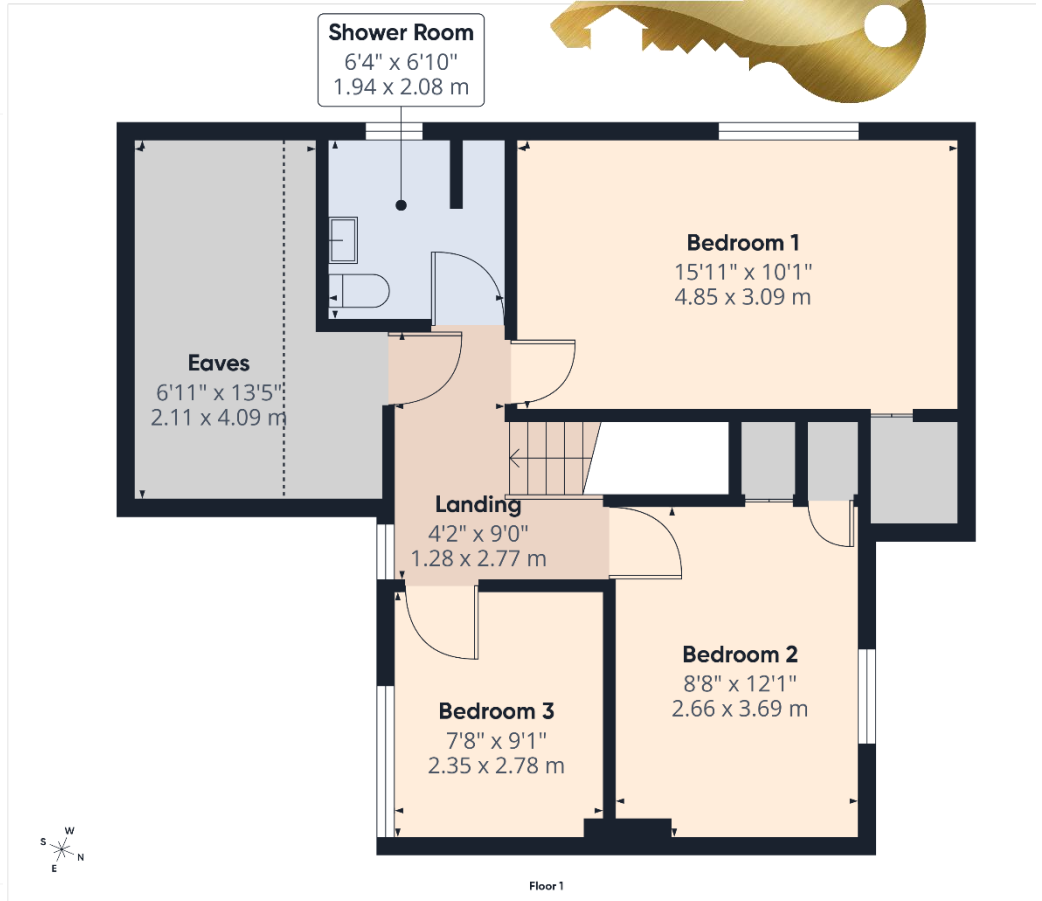
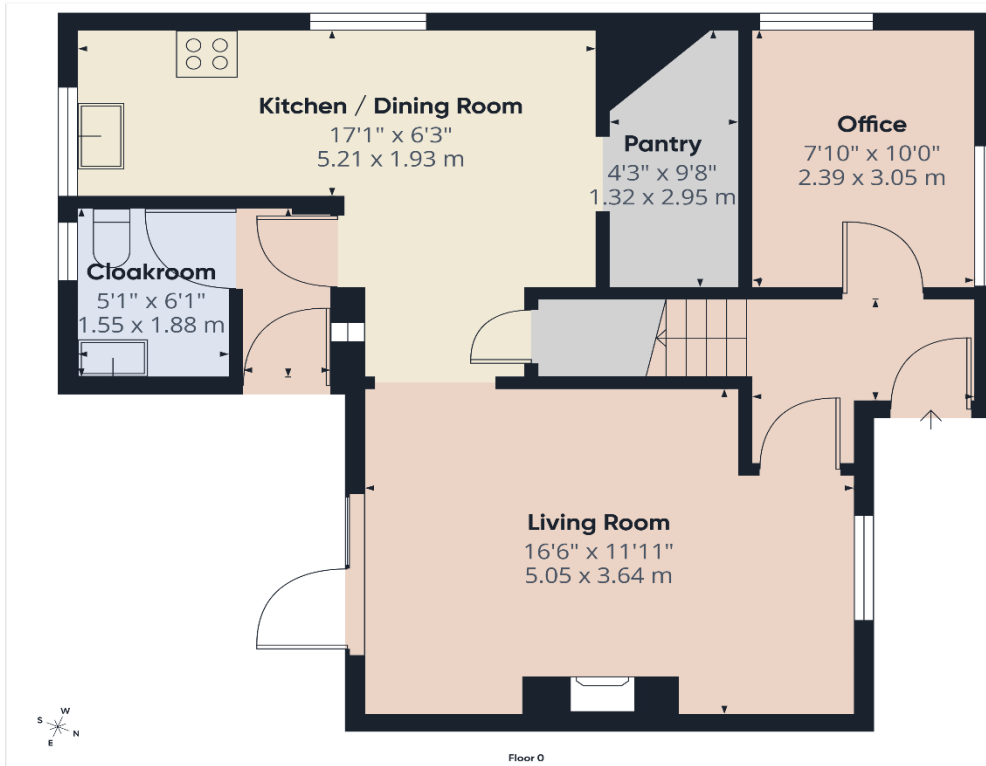
A particular feature of the outdoor space is the raised timber decked seating area with fitted sail canopy, providing an ideal space for outdoor dining and entertaining whilst enjoying a pleasant outlook across the garden. In addition, there is a useful timber garden shed and further seating areas throughout the plot. The gardens offer a high degree of privacy and are well suited for families, gardening enthusiasts or those seeking a relaxing outdoor retreat.

**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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## Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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 town towards Stratton. upon reaching the A39 turn left signposted Bideford and proceed for approximately 4 miles to Kilkhampton. Continue through the village turning right into North Close, continue through the development and the property will be found on the left hand side with a Bond Oxborough Phillips for sale board clearly displayed.

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