



Bond
Oxborough
Phillips

Changing Lifestyles

Old Dairy
Kilkhampton
Bude
Cornwall
EX23 9QR

Guide Price: £225,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

Old Dairy, Kilkhampton, Bude, Cornwall, EX23 9QR

- 2 BEDROOM
- BARN CONVERSION
- VILLAGE LOCATION
- WALKING DISTANCE TO LOCAL AMENITIES
- COURTYARD
- OFF ROAD PARKING
- EPC D
- COUNCIL TAX BAND B



An opportunity to acquire this converted 2 bedroom former barn situated in the centre of this North Cornish village within walking distance of local amenities. Comfortable living space with the benefit of double glazed windows complemented by oil fired central heating. Off road parking and enclosed courtyard. Ideally suiting first time buyers or as an investment property/second home.



The Old Dairy is situated in the centre of the village of Kilkhampton, which supports a range of local village amenities, including Village Stores, Co-Op, Primary School, two local Inns, places of worship and a number of other retail outlets. The popular coastal town of Bude is some 5 miles distant which supports an extensive range of shopping, schooling and recreational facilities. The market town of Holsworthy lies some 10 miles inland, whilst the port and market town of Bideford is some 24 miles in a north easterly direction providing convenient access to the A39 North Devon Link Road which connects in turn to Barnstaple, Tiverton and the M5 motorway.



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Entrance Hall - 13'8" x 7'10" (4.17m x 2.4m)
Windows to front elevation.

Kitchen - 12'3" x 6'9" (3.73m x 2.06m)
A fitted range of base and wall mounted units with work surfaces over incorporating stainless steel sink drainer unit with mixer taps, recess for cooker with wall mounted extractor hood over, recess for under counter fridge, recess and plumbing for washing machine. Space for tall fridge freezer. Velux window.

WC - Close coupled wc and pedestal sink.

Living Room - 14'5" x 12'3" (4.4m x 3.73m)
A light and airy room with exposed beams, feature stone fireplace with slate hearth, velux window and windows to front elevation.

Bedroom 1 - 12'3" (Max) x 12'3" (3.73m (Max) x 3.73m)
Double bedroom with built in wardrobes. Window to side elevation.

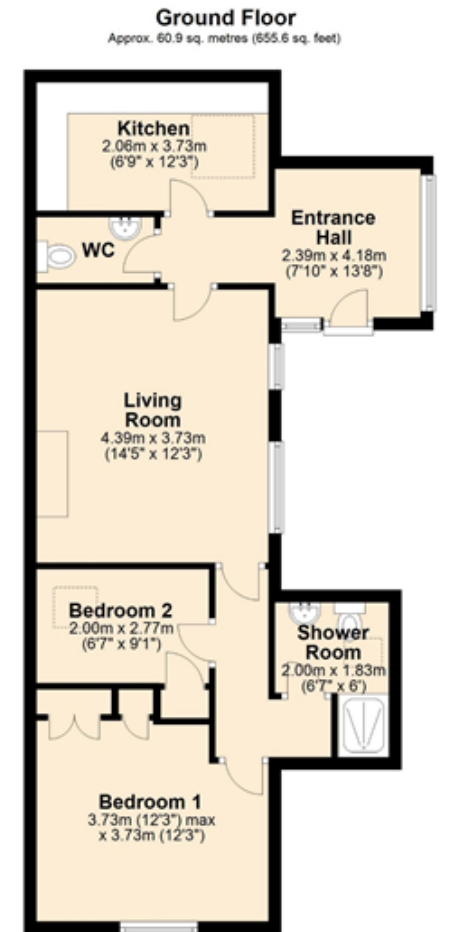
Bedroom 2 - 9'1" x 6'7" (2.77m x 2m)
Built in cupboard. Velux window.

Shower Room - 6'7" x 6' (2m x 1.83m)
Enclosed shower cubicle with mains fed shower, close coupled wc, pedestal sink and heated towel rail. Velux window.

Outside - Shared gravel driveway provides access to parking space for The Old Dairy with a pedestrian gate leading to enclosed courtyard area providing an ideal spot for al fresco dining bordered by panel fencing.

Council Tax - Band B

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.



Total area: approx. 60.9 sq. metres (655.6 sq. feet)

Bond Oxborough Phillips - Not to Scale
Plan produced using PlanUp.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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 the town towards Stratton and upon reaching the A39 turn left sign posted Bideford. Continue for approximately 5 miles and continue along the road into the village of Kilkhampton taking the right hand turning opposite the war memorial onto the entrance lane that leads to the parking space and courtyard leading to The Old Dairy.