



Bond
Oxborough
Phillips

Changing Lifestyles

Hydeaway
2 Marble Arch Cottages
Kilkhampton
Cornwall
EX23 9QQ

Guide Price: £259,950

Freehold



Changing Lifestyles

01288 355 066
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Hydeaway, 2 Marble Arch Cottages, Killhampton, Cornwall, EX23 9QQ



- 3 BEDROOMS
- PERIOD COTTAGE
- GRADE 2 LISTED
- TUCKED AWAY VILLAGE LOCATION
- CHARACTER AND CHARM THROUGHOUT
- OIL FIRED CENTRAL HEATING
- NEARBY LARGE GARDEN
- NO ONWARD CHAIN



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An opportunity to acquire this charming, grade 2 listed, 3 bedroom terraced cottage, offering deceptively spacious and versatile accommodation arranged over 2 floors and ideally suited to a range of purchasers including families, first time buyers, those seeking a characterful village home or buyers looking for a manageable coastal retreat.

The accommodation is entered via a welcoming lounge, providing a comfortable main reception space with ample room for seating and day-to-day living. Beyond this is the kitchen/dining room, offering a sociable and practical area with space for a dining table and chairs, making it well suited to family meals and entertaining. A useful utility room adjoins the kitchen, providing additional storage and appliance space, together with access to the ground floor bathroom.

On the first floor, the landing gives access to 3 bedrooms, all of which offer flexibility for use as double bedrooms, children's rooms, guest accommodation or a home office. Completing the first floor is a further bathroom, providing the convenience of bathroom facilities on both levels of the property.

Externally, the cottage benefits from a detached garden, positioned nearby and accessed via a communal lane to the rear. The garden offers an attractive opportunity to create a private outdoor space for relaxing, gardening, entertaining or growing vegetables, with scope to personalise the area to suit individual requirements.

Overall, Hydeaway represents a characterful and flexible cottage offering generous internal accommodation, two bathrooms and the benefit of outside space, all within the popular village of Kilkhampton.

Hydeaway is situated within the popular North Cornwall village of Kilkhampton, which offers a good range of everyday amenities including local shops, public houses, takeaways and a primary school. The village is well placed for access to the surrounding countryside and coastline, with a variety of nearby walks, beaches and leisure opportunities.

The coastal town of Bude lies approximately 4 miles to the south and provides a wider range of shopping, schooling, recreational and medical facilities, together with its well-known sandy beaches, canal, golf course and dramatic North Cornwall coastline.

Living Room - 14'4" x 14' (4.37m x 4.27m)

Kitchen / Dining - 9'8" x 14'1" (2.95m x 4.3m)

Utility - 7'11" x 5'9" (2.41m x 1.75m)

Bathroom - 8'5" x 5'3" (2.57m x 1.6m)

First Floor Landing

Bedroom 1 - 13' x 8'2" (3.96m x 2.5m)

Bedroom 2 - 9'10" x 8'5" (3m x 2.57m)

Bedroom 3 - 6'9" x 7' (2.06m x 2.13m)

Bathroom - 6'4" x 5'6" (1.93m x 1.68m)

Outside - The property is approached through an archway, leading onto a small and quiet lane providing access to the cottage. This lane continues beyond the property and leads to Hydeaway's nearby garden, creating a pleasantly secluded outdoor space away from the main residence.

The generous garden is principally laid to lawn and enclosed by an attractive mixture of mature trees, established hedging, flowering shrubs and planted areas, providing a private and leafy setting. The garden also includes a timber summerhouse, greenhouse and additional useful garden storage, offering excellent scope for those wishing to create a productive garden, outdoor entertaining area or simply enjoy the space as it is.

Services - Mains electricity, water and drainage. Oil Fired Central Heating.

EPC - Rating E.

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.



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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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

Directions

From Bude Town centre proceed out of the town towards Stratton and upon reaching the A39 turn left signposted Bideford. Proceed for approximately 5 miles into the village of Kilkhampton. upon entering the centre of the village take the left hand turning into West Street and the access lane to Hydeaway will be found almost immediately on the right hand, opposite the war memorial.

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