



Bond
Oxborough
Phillips

Lower Lewdon, Kilkhampton, Bude, EX23 9RY

Guide Price £950,000
Freehold



Extensive
Off Road
Parking



Garden,
Land/Paddock
15 acres in total



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would recommend us



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Overview

Located at the end of its own private road, An exciting opportunity to acquire a 4 bedroom detached character residence with a detached 1/2 bedroom barn conversion situated with no near neighbours in approx 15 acres of mature woodland and pasture. Believed to date back to the 1850's Lower Lewdon was originally set as two workers cottages and offers versatile and spacious accommodation throughout. Beautiful mature landscaped gardens surround both properties with extensive off road parking, stone outbuilding and useful detached barn/workshop (45'7 Max x 28'9 Max). EPC F

The accommodation comprises (all measurements are approximate):

Lower Lewdon

Breakfast Room - 22'7" x 6'9" (6.88m x 2.06m)

A light and airy reception room with triple aspect windows overlooking the mature landscaped gardens.

Kitchen/Diner - 19'11" (Max) x 17'6" (6.07m (Max) x 5.33m)

Feature fireplace with original clome oven and housing Rayburn stove supplying oil fired central heating. A fitted range of base and wall mounted units with work surfaces over incorporating inset twin stainless steel sinks, 5 ring electric hob with extractor hood over and built in oven. Space and plumbing for dishwasher and tall fridge freezer. Built in under stair storage cupboard. Door to Rear Porch. Window to rear elevation.

Rear Porch - Door to rear elevation. Staircase to West wing first floor landing.

Dining Room - 11'7" x 10'10" (3.53m x 3.3m)

Ample space for dining table and chairs with dual aspect windows to front and side elevation. Door to Utility Room.

Living Room - 18' x 12' (5.49m x 3.66m)

Dual aspect reception room with feature fireplace housing log burner and original Clome oven. Built in cupboard.

Office/Study - 17'10" x 7'3" (5.44m x 2.2m)

Window and door to rear elevation. Staircase leading to East wing first floor landing.

East Wing First Floor Landing

Bedroom 1 - 12'6" x 12'3" (Max) (3.8m x 3.73m (Max))

Double bedroom with window to front elevation.

Bedroom 2 - 14'7" x 7'2" (4.45m x 2.18m)

Window to rear elevation.

Shower Room - 8'8" x 5'1" (2.64m x 1.55m)

Double enclosed shower cubicle with mains fed shower over, vanity unit with inset wash hand basin, low flush WC, heated towel rail and window to front elevation.

West Wing First Floor Landing - Large built in airing cupboard.

Bedroom 3 - 12'3" x 10'5" (3.73m x 3.18m)

Double bedroom with window to front elevation.

Bedroom 4 - 11'2" x 7'2" (3.4m x 2.18m)

Window to rear elevation.

Bathroom - 8'4" x 6'7" (2.54m x 2m)

Enclosed panel bath with electric shower over, vanity unit with inset wash hand basin, low flush WC and window to front elevation.

Little Lewdon - Currently used as a holiday let by the owners.

Open Plan Living Kitchen/Diner - 18'5" (5.61) (Max) x 15'4" (4.67) (Max)

Conservatory - 9'3" x 6'11" (2.82m x 2.1m)

First Floor Landing

Bedroom 1 - 15'6" x 7'7" (4.72m x 2.3m)

Double doors leading to external staircase.

Bedroom 2 - 7'5" x 5'11" (2.26m x 1.8m)

Bathroom - 10'1" x 4'6" (3.07m x 1.37m)

Outside - The property is approached via a 1/4 mile private lane which meanders down to the totally secluded and tranquil setting for Lower & Little Lewdon. Gravel driveways for both properties provide ample off road parking and leads to the detached barn. Mature landscaped gardens laid principally to lawn surround the properties with a cornucopia of mature trees and shrubs.

The Land - The Lower Lewdon holding of approximately 15 acres in total lies alongside a Cornwall Wildlife Trust reserve of 14 acres. The surrounding farm land belongs to Lewdon Farm & Hessaford Farm. Located at the entrance to the private lane is a gated access to approx 2.4 acres of land. In 1994 1200 trees, mostly native hardwoods, were planted in and is a developing woodland. A footpath leads through the woodland to the initial gently sloping paddock measuring approx 8.25 acres bordered by mature hedges and stock proof fencing.

Outbuildings - Detached Stone Barn currently laid out in two sections with one half housing the water filtration system and a useful covered log store area to the front of the building. Detached Barn/Workshop (45'7 Max x 28'9 Max) Twin vehicle entrance doors.

Agents Note

Bond Oxborough Phillips have prepared these sales particulars as a general guide and include information provided to us by other parties including the seller, not all of which will have been verified by us. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. Photographs, measurements, floor plans and distances are given as a guide only. We have not had sight of title documents. We have not checked that the property has all the necessary planning, building regulation approval, statutory or regulatory permissions or consents. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys and professional advice about all relevant aspects of the property including charges payable and lease details. These sales particulars do not form part of any offer or contract.

Situation

Lower Lewdon is situated a short distance from a number of local beauty spots, most notably the Upper and Lower Tamar Lakes which offers a range of additional recreational facilities. The small unspoilt market town of Stratton is only 3 miles away with its traditional amenities including Health Centre, popular Pubs, Post Office, Shops, etc. Bude with its many amenities including sandy surfing beaches, Golf Course, Swimming Pool, complex, etc. is some 5 miles. The neighbouring village of Kilkhampton, giving convenient access to the A39, is 2 miles whilst Bradworthy is some 4 miles. The self contained market town of Holsworthy is also approximately 9 miles. Launceston, Cornwall's ancient capital, and the A30 dual carriageway is some 18 miles. Okehampton and Dartmoor are some 26 miles whilst the cathedral city of Exeter with its Inter City rail and motorway links is some 45 miles.

Directions

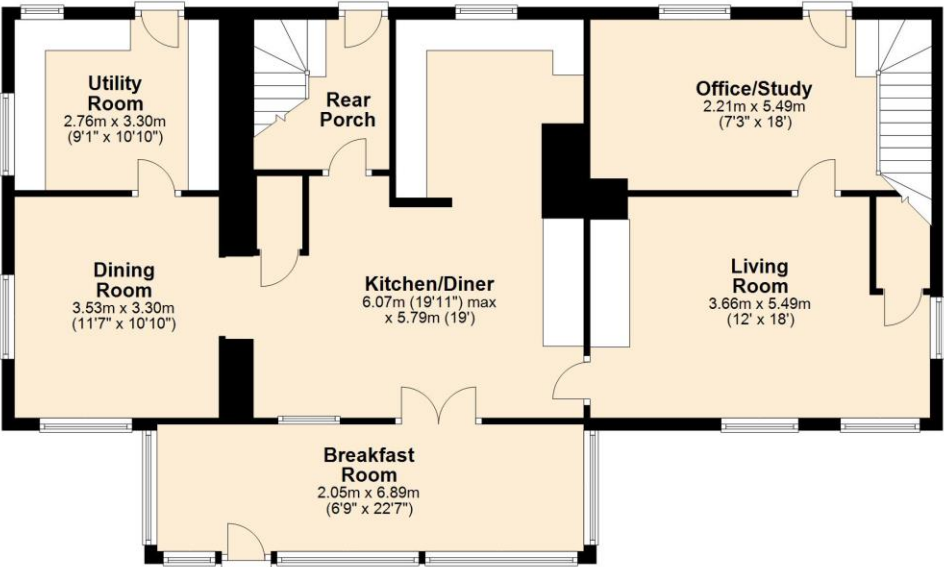
From Bude town centre drive towards Stratton and at the A39 turn left signposted Bideford. After approximately ¼ mile turn onto the A3072 towards Holsworthy, continue for approximately 3 miles and at Red Post turn left to Kilkhampton. Continue for 2.5 miles whereupon the entrance to Hessaford Farm will be found on your left. Proceed through the lane for approx 1/2 a mile and take the left hand turn onto the private road which leads to Lower and Little Lewdon.

Floorplan

Lower Lewdon

Ground Floor

Approx. 109.0 sq. metres (1173.1 sq. feet)



First Floor

Approx. 66.2 sq. metres (712.7 sq. feet)



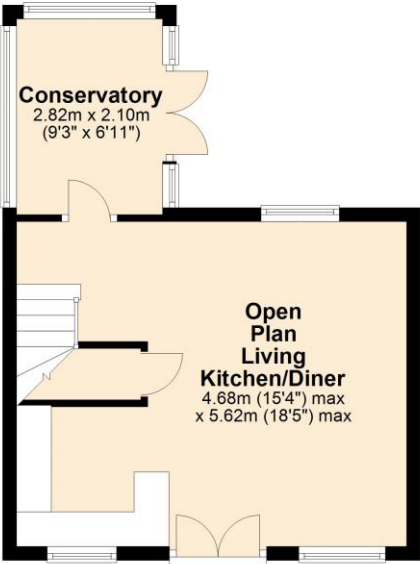
Total area: approx. 175.2 sq. metres (1885.8 sq. feet)

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

Little Lewdon

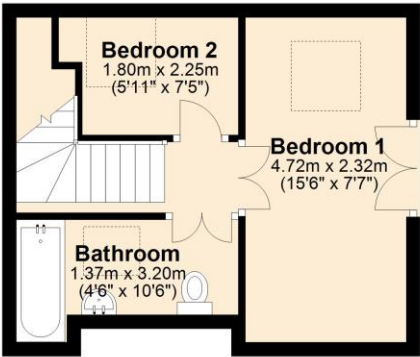
Ground Floor

Approx. 32.4 sq. metres (349.2 sq. feet)



First Floor

Approx. 25.3 sq. metres (272.6 sq. feet)

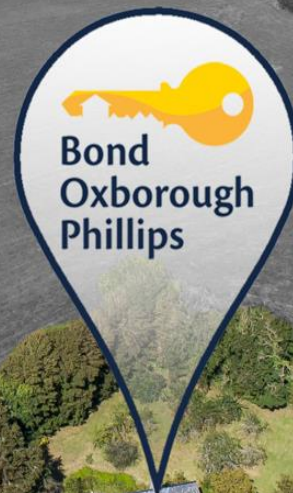


Total area: approx. 57.8 sq. metres (621.8 sq. feet)

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