



Bond
Oxborough
Phillips

Changing Lifestyles

Trelawney & Kerensa
Crackington Haven
Bude
Cornwall
EX23 0JH

Asking Price: £685,000 Freehold



Changing Lifestyles

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- 4 BEDROOM HOUSE
- ADJOINING 2 BEDROOM BUNGALOW ANNEXE
- VERSATILE AND SPACIOUS ACCOMMODATION THROUGHOUT
- COUNTRYSIDE VIEWS, SEA GLIMPSES
- WELL SUITED FOR DUAL ACCOMMODATION OR WITH INVESTMENT POTENTIAL
- DETACHED GARAGE/WORKSHOP
- ENTRANCE DRIVEWAY WITH EXTENSIVE OFF ROAD PARKING
- SOUGHT AFTER VILLAGE LOCATION
- GENEROUS GARDENS
- EPC: E
- Council Tax Band: E & A



An opportunity to acquire this superbly presented 4 bedroom, 2 reception room detached house with adjoining 2 bedroom, 2 reception room annexe bungalow benefitting from superb views over the surrounding valley and only a short distance to village amenities and the popular local beach. The residences offer versatile and spacious accommodation throughout with fantastic options for multi generational living or as an option to provide additional income through letting. Generous mature gardens with entrance driveway providing extensive off road parking, useful detached garage/workshop. with fantastic options for multi generational living or as an option to provide additional income through letting. An early appointment is highly recommended to appreciate this rare opportunity and avoid disappointment.





The village of Crackington Haven lies on the rugged North Cornish coastline and is famed for its many nearby areas of outstanding natural beauty and popular bathing beaches providing a whole host of watersports and leisure activities together with many breathtaking clifftop coastal walks etc. Other nearby picturesque beauty spots include Boscastle, Trebarwith Strand and Widemouth Bay. The town of Camelford is approximately 5 miles in a southerly direction and the coastal town of Bude is some 12 miles in a northerly direction offering a more comprehensive range of shopping, schooling and recreational facilities.



Property Description

Trelawney

Entrance Lobby - 8'7" x 6'3" (2.62m x 1.9m)

Inner Hall - Staircase leading to first floor landing.

Lounge/Dining Room - 18'11" (Max) x 11'11" (5.77m (Max) x 3.63m)

Light and airy reception room with bay window to front elevation and double glazed doors. Feature fireplace housing gas fire.

Sitting Room - 21'1" x 12' (6.43m x 3.66m)

Generous reception room with feature fireplace housing gas fire and window to front elevation.

Kitchen/Breakfast Room - 18'2" x 9'9" (5.54m x 2.97m)

A fitted range of base and wall mounted units with work surfaces over incorporating inset 1 1/2 stainless steel sink unit with mixer taps, built in 4 ring gas hob with extractor hood over and built in double oven. Integrated dishwasher and under counter fridge. Ample space for breakfast table and chairs with windows to rear and side elevations.

Utility - 18'6" x 5'4" (5.64m x 1.63m)

Base mounted unit with work surface over, space and plumbing for washing machine, tumble dryer and chest freezer. Door to outside. Door to useful storage cupboard. Skylight window.

Study - 11'11" x 8'4" (3.63m x 2.54m)

Skylight window. Door to:

Store Room - 9'6" x 8'4" (2.9m x 2.54m)

Door to outside.

First Floor Landing - Built in airing cupboard housing solar assisted hot water cylinder. Window to rear elevation.

Bedroom 1 - 18'10" x 11'11" (5.74m x 3.63m)

An impressive double bedroom with bay window to front elevation and window to side enjoying countryside views and sea glimpses.

Bedroom 2 - 11'6" x 8'6" (3.5m x 2.6m)

Double bedroom with window to front elevation enjoying countryside views.

Bedroom 3 - 12' x 9' (3.66m x 2.74m)

Double bedroom with window to rear elevation.

Bedroom 4 - 12'5" (Max) x 8'2" (3.78m (Max) x 2.5m)

Double bedroom with window to front elevation offering far reaching countryside views.

Bathroom - 9'8" x 8'5" (2.95m x 2.57m)

Free standing oval bath tub with shower attachment, vanity unit with inset wash hand basin, concealed cistern WC, heated towel rail and window to rear elevation.

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

Double enclosed shower cubicle with drench shower over, low flush WC, vanity unit with wash hand basin, heated towel rail and window to rear elevation.

Kerensa

Entrance Porch/Conservatory - 12' x 8'7" (3.66m x 2.62m)

Double doors to:

Living Room - 19'10" (6.05) (Max) x 11'10" (3.6) (Max)

Hall

Dining Room - 13'9" x 10'10" (4.2m x 3.3m)

Ample space for dining table and chairs with built in cupboard. Internal window to front elevation.

Kitchen - 12'10" x 8'8" (3.9m x 2.64m)

A range of base and wall mounted units with work surfaces over incorporating composite sink drainer unit with mixer taps over, 4 ring electric hob, built in oven, space for tall fridge freezer. Window to rear elevation. Door to:

Property Description

Utility Room - 7'11" x 7'5" (2.41m x 2.26m)

Space and plumbing for washing machine and tumble dryer. Door to outside.

Bedroom 1 - 13'10" x 11'10" (4.22m x 3.6m)

Double bedroom with window to front elevation.

Bedroom 2 - 12' x 11' (3.66m x 3.35m)

Double bedroom with window to rear elevation.

Shower Room - 6'3" x 5'3" (1.9m x 1.6m)

Double enclosed shower cubicle with Mira electric shower over, vanity unit with wash hand basin and concealed cistern WC. Window to rear elevation.

Outside - Double gates open onto extensive driveway providing ample off-road parking and access to the detached garage/workshop. The gardens surround the property and are principally laid to lawn enjoying a sunny southerly aspect, bordered by mature hedging providing a high level of privacy with established planting. Patio areas provide an ideal location for al fresco dining enjoying countryside views.

Detached Garage/Workshop - 18' x 17'7" (5.49m x 5.36m)

Up and over vehicle entrance door. Power and light connected with window to front elevation.

Outbuilding Store Room - Outside shower room with electric shower over and low flush WC.

Council Tax - Trelawney Band E

Kerensa Band A



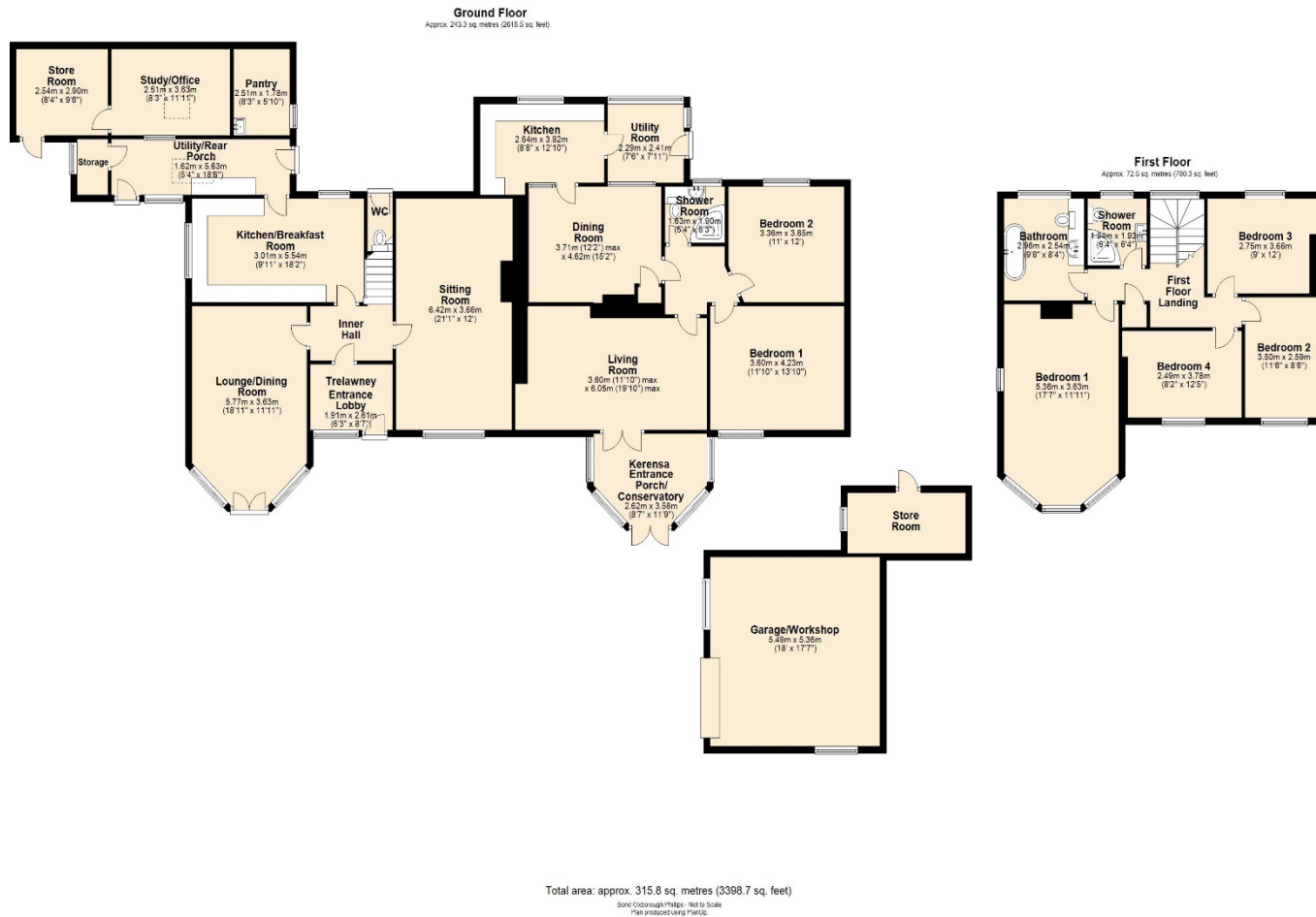
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Directions

From Bude town centre proceed out of the town towards Stratton, turning right into Kings Hill after passing the Esso station on the left hand side. Upon reaching the A39 turn right signposted Camelford and proceed for approximately 8 miles, passing through Wainhouse Corner and taking the next right hand turning signposted Boscastle. Continue for approximately 1½ miles to Tresparrett Posts and turn right towards Crackington Haven. Proceed for approximately 3 miles and upon entering Higher Crackington continue past the village hall whereupon after a short distance the entrance to Trelawney & Kerensa will be found on the right hand side.

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.

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We are here to help you find and buy your new home...

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