

Dream Turnip  
Aldercombe Lane  
Kilkhampton  
Bude  
Cornwall  
EX23 9RT

**Guide Price: £350,000 Freehold**



Changing Lifestyles

01288 355 066  
bude@boproperty.com



Dream Turnip, Aldercombe Lane, Kilkhampton, Bude, Cornwall, EX23 9RT



- DETACHED FAMILY HOME
- 4 BEDROOMS
- VILLAGE LOCATION
- FRONT AND REAR GARDENS
- DRIVEWAY PARKING
- EPC - F
- COUNCIL TAX BAND - D



Enjoying a convenient location within the centre of this sought after North Cornish village is this 4 bedroom, detached family home offering versatile living space throughout and benefitting from LPG gas central heating. The accommodation briefly comprises of an entrance porch, entrance hall, lounge, kitchen/diner, snug, garden room, 4 bedrooms and bathroom. Front and rear gardens with ample off road parking.



The property is situated a short walk from the centre of this self-contained North Cornish rural village supporting a useful range of local amenities including places of worship, village stores, post office, local butchers, primary school and popular local inns, etc. The popular coastal town of Bude is some 5 miles lying amidst the rugged North Cornish coastline famed for its many areas of outstanding natural beauty and popular bathing beaches. The town itself supports a comprehensive range of shopping, schooling and recreational facilities together with its 18-hole links golf course and fully equipped leisure centre etc. The bustling market town of Holsworthy is some 10 miles inland whilst the port and market town of Bideford is some 28 miles in a north easterly direction providing a convenient access to the A39 North Devon link road which connects in turn to Barnstaple, Tiverton and the M5 motorway.



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**Front Entrance Porch** - 6'5" x 2'9" (1.96m x 0.84m)

Window to front and side elevation. Door to:

**Entrance Hall** - Doors to lounge, kitchen snug. Stairs to first floor landing. Under stairs cupboard.

**Lounge** - 20'8" x 14'1" (max) (6.3m x 4.3m (max))  
This light and airy room provides ample space for a large suite and is a great space for family living. Chimney breast which subject to necessary works could be in working order once again. Window to front elevation. Patio doors to rear elevation overlooking the rear garden. Door to:

**Garden Room** - 18'8" x 14'1" (5.7m x 4.3m)  
Perfect space for a games or hobbies room. Windows and doors to front and rear elevations leading to front and rear gardens.

**Kitchen/Dining Room** - 17'8" (max) x 9'9" (5.38m (max) x 2.97m)  
Comprising of a range of base and wall units with laminate roll edge worktops over incorporating a stainless steel sink/drainage with mixer tap. Space for fridge freezer, freestanding cooker, washing machine, dish washer, tumble dryer and under counter freezer. Ample space for a family dining table. Two windows to rear elevation. Door to rear garden.

**Snug** - 13'8" x 8'11" (4.17m x 2.72m)  
Window to front elevation.

**First Floor Landing** - Doors to all bedrooms

and bathroom. Airing Cupboard. Loft access.

**Bedroom 1** - 11'1" x 10'2" (3.38m x 3.1m)  
Window to front elevation. Built in wardrobes.

**Bedroom 2** - 11'7" x 8'10" (3.53m x 2.7m)  
Velux window to front elevation. Eaves Storage.

**Bedroom 3** - 9'10" x 8'2" (3m x 2.5m)  
Window to front elevation.

**Bedroom 4** - 12'5" x 7' (3.78m x 2.13m)  
Window to front elevation. Built in single bed over stairwell.

**Bathroom** - 6'9" x 6'2" (2.06m x 1.88m)  
Comprising of an enclosed panel bath with mains fed shower over, low level WC and pedestal hand wash basin. Frosted window to front elevation. Light and shaver point.

**Outside** - To the front of the property is a tarmac drive providing ample off street parking and access to the front and rear garden. The front garden benefits from a patio area and is mainly laid to gravel with raised flower beds with mature shrubs and perfect for vegetables. Enclosed level rear gardens principally laid to lawn with a paved patio and Timber Garden Shed.

**Services** - Mains electricity, water and drainage. LPG gas heating.

**Council Tax** - Band - D

## Changing Lifestyles

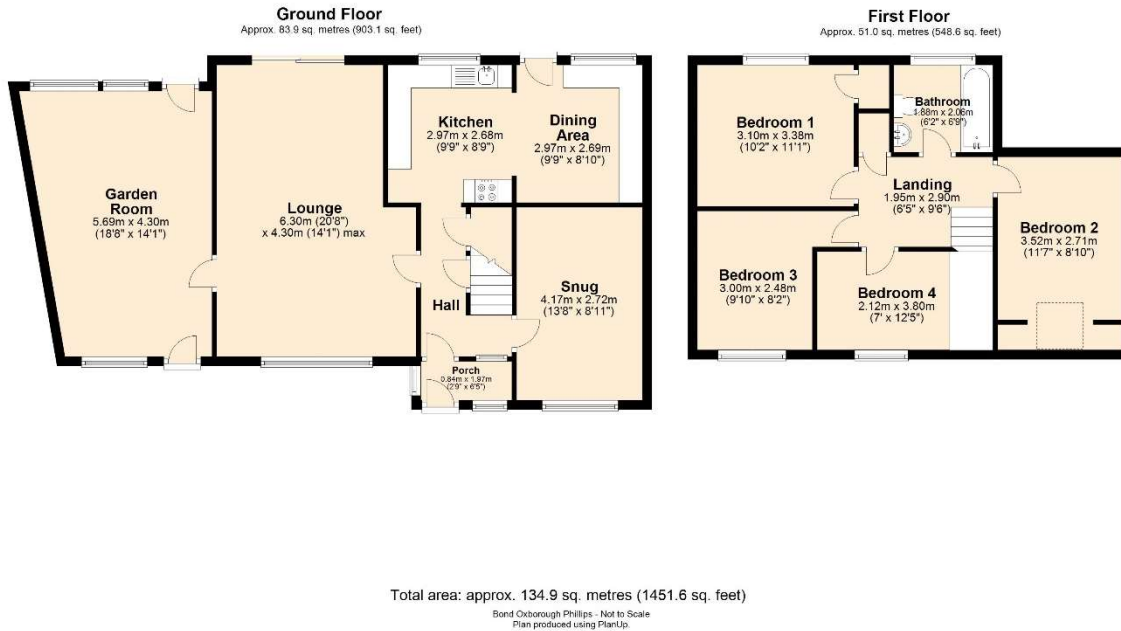


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| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+)                                       | A       |                         |
| (81-91)                                     | B       |                         |
| (69-80)                                     | C       | 71                      |
| (55-68)                                     | D       |                         |
| (39-54)                                     | E       |                         |
| (21-38)                                     | F       | 30                      |
| (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 and upon reaching the A39 turn left signposted Kilkhampton. Continue for approximately 5 miles passing through the centre of the village and take the right hand turning at the entrance to Bridgemans on Aldercombe Lane whereupon the property will be found within a short distance on the left 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.

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.

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