



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Trepolpen  
Penstowe Road  
Kilkhampton  
Bude  
Cornwall  
EX23 9QT

**Asking Price: £475,000 Freehold**



Changing Lifestyles

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bude@boproperty.com



Trepolpen, Penstowe Road, Kilkhampton, Bude, Cornwall, EX23 9QT



- DETACHED INDIVIDUAL RESIDENCE
- OPEN PLAN ACCOMMODATION
- 3 BEDROOMS (1 ENSUITE)
- LANDSCAPED GARDENS
- IMMACULATELY PRESENTED THROUGHOUT
- WALKING DISTANCE OF LOCAL VILLAGE AMENITIES
- SHORT DRIVE FROM POPULAR LOCAL BEACHES
- EPC: D
- Council Tax Band: TBA



**Situated in the heart of the highly sought after North Cornish Village of Kilkhampton supporting a comprehensive range of local amenities is this highly individual 3 bedroom (1 ensuite) detached split level residence. The residence offers spacious, versatile and well-presented accommodation and briefly comprises of kitchen, lounge/dining room, 3 bedrooms, 1 ensuite, shower room, bathroom and utility room. The outside of the property offers a useful central courtyard offering a great social space for entertaining with lawned front and rear gardens. The property benefits from double glazing, solar panels and electric heating. No onward chain.**



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The site enjoys a pleasant location within this self contained rural village, situated within level walking distance of the centre offering local amenities including Village Store, Newsagents, places of worship, primary school, popular local Inns, etc. The coastal town of Bude is some 5 miles supporting an extensive range of shopping, schooling and recreational facilities as well as lying amidst the rugged North Cornish coastline famed for its many nearby areas of outstanding natural beauty and popular bathing beaches offering a whole host of watersports and leisure activities together with breathtaking clifftop coastal walks. The bustling market town of Holsworthy lies some 10 miles inland whilst the port and market town of Bideford lies 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.





# Property Description

**Entrance Hall** - Bamboo flooring with electric underfloor heating. Built in storage cupboard.

**Kitchen** - 16'9" x 9'8" (5.1m x 2.95m)

Superbly fitted kitchen comprising a range of base and wall mounted units with worksurfaces over incorporating inset 1 1/2 bowl composite sink drainer unit with mixer tap over and breakfast bar area. Integrated appliances include 'Bosch' 4 ring hob with extractor over, electric 'Hotpoint' double oven, 'Hotpoint' microwave, fridge, freezer and 'Hotpoint' dishwasher. Double glazed window to the rear elevation and bamboo flooring with electric underfloor heating. Door to Utility.

**Utility Room** - 7'3" (2.2) (Max) x 3'10" (1.17) (Max)

Door to rear elevation, wall mounted consumer unit, solar panel controls. Airing cupboard housing the electric boiler and pressurised hot water cylinder.

**Lounge/Dining Room** - 22'10" x 14'8" (6.96m x 4.47m)

A spacious dual aspect reception room with vaulted ceilings double glazed patio doors leading out to the rear gardens. Feature contemporary wood burning fire and bamboo flooring with electric underfloor heating. Door to:

**Hallway** - 12'10" x 4' (3.9m x 1.22m)

Windows to side elevation.

**Bedroom 1** - 12'5" x 9'6" (3.78m x 2.9m)

A bright and spacious double bedroom with window overlooking the enclosed courtyard. Sliding door to:-

**Ensuite** - 9'5" x 2'10" (2.87m x 0.86m)

Enclosed double shower cubicle with mains fed drench shower over, vanity unit with wash hand basin, low flush WC and heated towel rail.

**Bedroom 2** - 17'2" x 11'4" (5.23m x 3.45m)

Double bedroom with dual aspect windows.

**Bedroom 3** - 12'6" x 9'7" (3.8m x 2.92m)

Double bedroom overlooking the inner courtyard.

**Bathroom** - 7'3" x 5'6" (2.2m x 1.68m)

Enclosed 'P' shaped bath with drench shower over, pedestal wash hand basin, low flush WC, window to side elevation.

**Shower Room** - 6' x 5'9" (1.83m x 1.75m)

Enclosed shower cubicle with mains fed shower over, vanity unit with inset wash hand basin, low flush WC, heated towel rail and windows to side elevation.

**WC** - 5'10" x 3'1" (1.78m x 0.94m)

Low flush WC, wall hung wash hand basin and window to side elevation.

# Property Description

**Outside** - The residence is accessed via a front lawn area with ample space to make off road parking leading to a pedestrian gate providing access to the central courtyard offering a fantastic space for entertaining. Rear enclosed gardens comprise terraced areas with patio seating providing an ideal spot for al fresco dining and lower lawn/gravel garden area with a variety of mature trees/hedges.

**Services** - Mains electricity, mains water, mains drainage and solar panels.

**EPC** - Rating D

**Council Tax** - Band TBA





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	64
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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 Bideford. Continue on this road for approximately 4 miles and upon reaching the village of Kilkhampton take the left hand turning into Penstowe Road the site will be found after a short distance on your 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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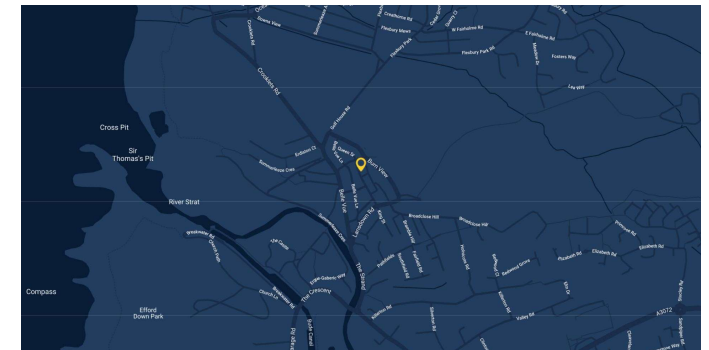
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