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Oxborough
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Changing Lifestyles

13 Hobbacott Rise
Marhamchurch
Bude
Cornwall
EX23 0FD

Asking Price: £585,000 Freehold



Changing Lifestyles

**01288 355 066
bude@boproperty.com**

13 Hobbacott Rise, Marhamchurch, Bude, Cornwall, EX23 0FD



- 4/5 BEDROOMS (1 ENSUITE)
- DETACHED HOUSE
- GENEROUS PLOT
- LANDSCAPED GARDENS
- DOUBLE GARAGE
- SUPERBLY PRESENTED THROUGHOUT
- WALKING DISTANCE TO VILLAGE AMENITIES
- SHORT DRIVE FROM POPULAR COASTAL LOCATIONS BUDE AND WIDEMOUTH BAY
- EPC: B
- COUNCIL TAX BAND: E



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An exciting opportunity to acquire this immaculately presented 4/5 bedroom (1 ensuite) detached house in this highly sought after North Cornish Village supporting a useful range of amenities. The residence offers versatile and comfortable accommodation throughout occupying a generous plot with landscaped gardens, garage and extensive off road parking. Council Tax Band E. EPC B

Hobbacott Rise sits on the outskirts of the popular and sought after self contained village of Marhamchurch, offering a convenient range of local amenities including community village store, primary school, places of worship and popular local inn, etc. The popular coastal resort of Bude is some 3 miles offering a more comprehensive range of shopping, schooling and recreational facilities including its leisure centre and 18 hole Links Golf Course etc. Bude itself lies amidst the rugged North Cornish coastline famed for its many nearby areas of outstanding natural beauty and popular bathing beaches supporting a whole host of leisure activities together with many cliff top coastal walks. The bustling market town of Holsworthy lies some 9 miles inland. Launceston is some 15 miles and provides access to the A30 which connects in turn to Okehampton and Exeter with its intercity railway network, airport and link to the M5 motorway.

Entrance Hall - Staircase to first floor landing. Built in under stair cupboard housing underfloor heating manifold.

Living Room - 14'10" x 11'7" (4.52m x 3.53m)

Light and airy reception room with feature fireplace housing log burner and bay window to front elevation. Double doors to:

Kitchen/Dining Room - 25'8" (7.82) (Max) x 14'5" (4.4) (Max)

An impressive kitchen area comprising a range of base and wall mounted units with work surfaces over incorporating inset stainless steel 1 1/2 sink drainer unit with mixer tap, space for large gas range oven with extractor over, integrated appliances include dishwasher, fridge freezer and microwave. Breakfast bar area and ample space for dining table and chairs with double glazed French doors to enclosed rear garden. Door to Utility/Garage.

Study/Bedroom 5 - 10'2" x 6'11" (3.1m x 2.1m)

Window to front elevation.

WC - 6'11" x 4'4" (2.1m x 1.32m)

Low flush WC, wall hung wash hand basin.

Utility Room - 12'7" x 5'11" (3.84m x 1.8m)

Base and wall mounted units with work surfaces over incorporating stainless steel sink drainer unit with space and plumbing for washing machine and tumble dryer. Door to outside. Leads to Garage.

First Floor Landing - Built in airing cupboard.

Bedroom 1 - 11'9" x 10'10" (3.58m x 3.3m)

Double bedroom with built in wardrobes and bay window to front elevation.

Ensuite - 8'1" x 4'10" (2.46m x 1.47m)

Double enclosed shower cubicle with mains fed drench shower over, wall hung wash hand basin, low flush WC, heated towel rail and window to side elevation.

Bedroom 2 - 10'1" x 10'1" (3.07m x 3.07m)

Double bedroom with built in wardrobes and window to front elevation.

Bedroom 3 - 11'10" x 9'7" (3.6m x 2.92m)

Double bedroom with built in wardrobes and window to rear elevation.

Bedroom 4 - 10'1" x 8'3" (3.07m x 2.51m)

Double bedroom with built in wardrobe and window to rear elevation.

Bathroom - 6'8" x 6'5" (2.03m x 1.96m)

Panel bath with mixer tap and mains fed drench shower over, low flush WC, wall hung wash hand basin, heated towel rail and window to side elevation.

Outside - Off road parking area positioned in front of the double garage with vehicular entrance gates positioned to the side of the property leading to a gravelled driveway area providing additional off road parking and the generous gardens. The enclosed landscaped gardens are principally laid to lawn with a large patio area adjoining the rear of the dwelling providing an ideal spot for al fresco dining.

Garage - 20'6" (6.25) (Max) x 17'11" (5.46) (Max)

Double up and over vehicle entrance doors. Power and light connected.

Service Charge - An annual service charge is payable to the management company and is estimated at £370 Per Annum.

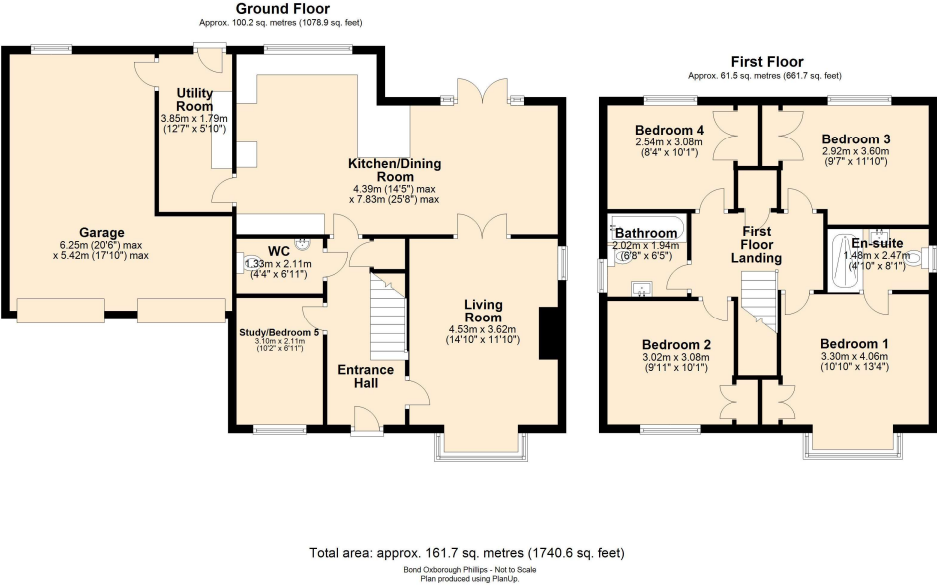


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We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from 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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Directions

Proceed out of Bude towards the A39, turning right into Kings Hill. Upon reaching the A39 turn right again and then take the first turning on the left, signposted Marhamchurch. Continue into the village and upon reaching the top of Pinch Hill, turn left and continue round the right hand bend with the Bullers Arms on the right hand side. Take the next left hand turning into Hobbacott Lane whereupon the entrance to Hobbacott Rise will be found within a short distance on the right hand side and number 13 will be found towards the end of the road on your left hand side.

