

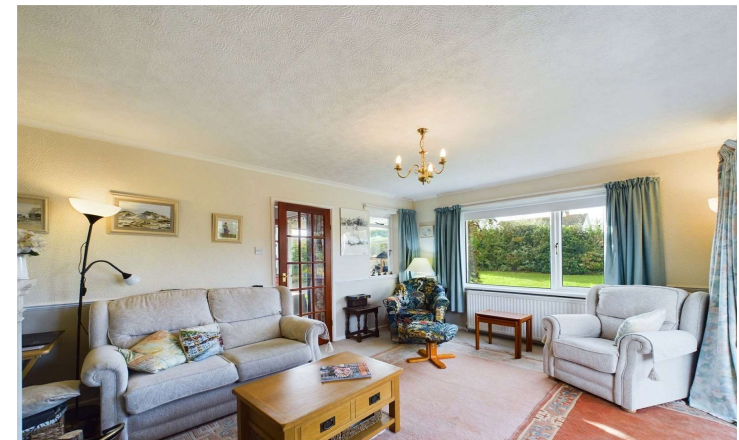


Bond
Oxborough
Phillips

Changing Lifestyles

Trecova
Crackington Haven
Bude
Cornwall
EX23 0JS

Asking Price: £500,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

Trecova, Crackington Haven, Bude, Cornwall, EX23 0JS



- 3 BEDROOMS
- DETACHED RESIDENCE
- SPACIOUS AND VERSATILE ACCOMMODATION THROUGHOUT
- GENEROUS PLOT APPROX 1/3 AN ACRE
- REQUIRING SOME MODERNISATION
- ENTRANCE DRIVEWAY
- GARAGE
- SOUGHT AFTER VILLAGE LOCATION
- EPC: TBC
- COUNCIL TAX BAND: D



An opportunity to acquire this detached 3/4 bedroom house situated in this tucked away spot in this very sought after North Cornish coastal location. The residence is a short distance to the local beach and boasts generous front and rear enclosed mature gardens measuring 1/3 of an acre in total including an entrance driveway providing ample off road parking and garage.



Changing Lifestyles

01288 355 066
bude@boproperty.com



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

Entrance Porch - 8' x 4'7" (2.44m x 1.4m)

Window to front elevation.

Entrance Hall - Large L shaped entrance hall leading to staircase to First Floor landing.

Living Room - 14'3" x 11'9" (4.34m x 3.58m)

A light and airy dual aspect reception room with window to front elevation and double glazed French doors to side elevation. Multi-fuel burning stove.

Dining Room/Bedroom 4 - 13'9" x 10'9" (4.2m x 3.28m)

Dual aspect reception room with ample space for large dining table and chairs.

Kitchen - 9'5" x 8'1" (2.87m x 2.46m)

A fitted range of base and wall mounted units with work surfaces over incorporating 4 ring electric hob with extractor over, stainless steel sink drainer unit. Built in oven and space for under counter fridge.

Rear Porch - Door to rear garden. Door to Garage and Laundry Room.

Utility - 9'10" x 4'5" (3m x 1.35m)

Base and wall mounted units with work surfaces over incorporating stainless steel sink drainer unit with mixer tap, space for tall fridge freezer. Space and plumbing for slimline dishwasher. Window to rear elevation.

Bathroom - 7'2" x 6'9" (2.18m x 2.06m)

Panel bath with shower attachment, walk in shower cubicle with mains fed shower over, pedestal wash hand basin, low flush WC, heated towel rail, wall mounted fan heater and window to side elevation.

Boiler Room - 5'10" x 2'10" (1.78m x 0.86m)

Floor mounted oil fired boiler.

First Floor Landing - Staircase offers a feature window to the rear elevation enjoying views over the garden and with Lundy Island visible in the distance on a clear day.

Bedroom 1 - 11'10" x 11'9" (3.6m x 3.58m)

Double bedroom with built in wardrobe and distant sea views to rear elevation. Walk in shower with electric Mira shower over. Access to large under eaves storage area.

Bedroom 2 - 11'10" x 7'4" (3.6m x 2.24m)

Double bedroom with window to side elevation and access to under eaves storage.

Bedroom 3 - 10'4" x 9'10" (3.15m x 3m)

Window to front elevation.

WC - 4'9" x 3'5" (1.45m x 1.04m)

Wall hung wash hand basin, low flush WC.

Outside - The property is approached via a track road with a double five bar gate leading to the tarmac entrance driveway providing extensive off road parking and access to the garage. The gardens surround the property and total approx. 1/3 acre with front gardens comprising of lawn areas bordered by mature shrubs and trees. A paved patio area adjoins the side of the property accessed via the living room providing an ideal spot for al fresco dining. The rear gardens are extensive and are principally laid to lawn with a variety of mature shrubs and trees bordering and providing privacy. Timber Garden shed and useful lean to area adjoining the garage.

Garage - 21'2" x 12' (6.45m x 3.66m)

Power and light connected with electric up and over vehicle entrance door. Door to Lean to area.

Laundry Room - 5'11" x 4'4" (1.8m x 1.32m)

Base and wall mounted units with work surfaces over. Space and plumbing for washing machine and tumble dryer.



Trecova, Crackington Haven, Bude, Cornwall, EX23 0JS



Changing Lifestyles

01288 355 066
bude@boproperty.com

Trecova, Crackington Haven, Bude, Cornwall, EX23 0JS



Floor 0



Floor 1

Approximate total area⁽¹⁾

1573.69 ft²
146.20 m²

Reduced headroom

107.66 ft²
10.00 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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 stores and take the next right hand turning into Church Park Road and take the next left onto an unmade road whereupon the entrance to the property will be found after a short distance on the right hand side with a name plaque clearly displayed.

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.

Changing Lifestyles

01288 355 066
bude@boproperty.com

Trecova, Crackington Haven, Bude, Cornwall, EX23 0JS

Changing Lifestyles

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

34 Queen Street
Bude
Cornwall
EX23 8BB
Tel: 01288 355 066
Email: bude@bopproperty.com

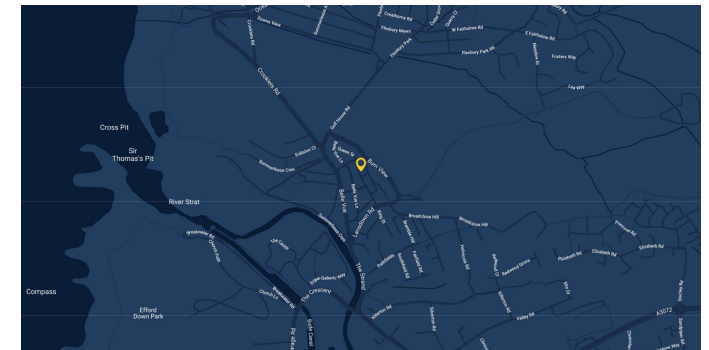
Have a property to sell or let?

If you are considering selling or letting your home,
please contact us today on 01288 355 066 to
speak with one of our expert team who will be able
to provide you with a free valuation of your home.

Please do not hesitate to contact
the team at Bond Oxborough
Phillips Sales & Lettings on

01288 355 066

for a free conveyancing quote and
mortgage advice.



Changing Lifestyles

01288 355 066
bude@bopproperty.com