

Wren Cottage
Penstowe Road
Kilkhampton
Bude
Cornwall
EX23 9QT

Asking Price: £525,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

Wren Cottage, Penstowe Road, Killhampton, Bude, Cornwall, EX23 9QT



- 4 BEDROOMS
- 2 ENSUITE
- MODERN BUILD
- SUPERBLY PRESENTED THROUGHOUT
- AIR SOURCE UNDER FLOOR HEATING WITH SOLAR PANELS AND BATTERY SYSTEM INSTALLED
- REAR ENCLOSED GARDEN
- GARAGE AND PARKING
- DETACHED
- NON ESTATE LOCATION
- EPC: B
- Council Tax Band: D



An exciting opportunity to acquire this immaculately presented 4 bedroom (2 ensuite) detached residence situated in this sought after North Cornish village supporting a wide range of amenities yet within a short drive to local beaches and beauty spots. The property offers versatile and spacious accommodation throughout with underfloor heating upstairs and downstairs supplied by an air source heat pump with the distinct advantage of a 16 solar panel and battery system. Generous enclosed rear garden with ample off road parking and double garage.



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The property enjoys a pleasant location within this self contained rural village, situated within level walking distance of the centre offering local amenities including Co-Op, village store, places of worship, primary school, and 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 - 14'1" x 6'6" (4.3m x 1.98m)

Staircase leading to first floor landing. Built in under stair cupboard.

Kitchen/ Diner/ Family Room - 30' x 12' (9.14m x 3.66m)

A superbly presented fitted kitchen comprising a range of base and wall mounted units with granite work surfaces over, incorporating an inset 1 1/2 sink with mixer tap. A range of Neff appliances comprise a built in high level double oven, countertop 4 zone induction hob with extractor system over, integrated fridge, freezer and dishwasher. Breakfast bar area. Ample space for a dining room table and chairs. Window and French glazed sliding doors to rear. Karndean flooring throughout the ground floor, except the living room which is carpeted. Under stairs cupboard.

Utility Room - 6'5" x 6'5" (1.96m x 1.96m)

Base mounted units with work surfaces over incorporating a sink. Plumbing and recess for washing machine and tumble dryer. Window to side elevation. Integral door to garage.

WC - 5'9" x 3'2" (1.75m x 0.97m)

Living Room - 14'8" x 11'4" (4.47m x 3.45m)

A light and airy dual aspect room with windows to front and side elevations.

First Floor - Landing with airing cupboard which is shelved out. Under floor heating manifolds.

Bedroom 1 - 13'7" x 11'4" (4.14m x 3.45m)

A spacious master bedroom with windows to front and side elevations.

Ensuite - 8'5" x 3'2" (2.57m x 0.97m)

A three piece suite comprises an enclosed shower cubicle with mains fed shower, close coupled WC and wash hand basin. Window to front elevation

Bedroom 2 - 11'3" x 9'9" (3.43m x 2.97m)

A double bedroom with window to rear elevation. Door to-

Ensuite - 7'3" x 3'2" (2.2m x 0.97m)

A fitted suite comprises an enclosed shower cubicle with mains fed shower connected, close coupled WC and wash hand basin. Window to side elevation.

Bedroom 3 - 11'9" x 8'9" (3.58m x 2.67m)

A double bedroom with window to front elevation.

Bedroom 4 - A double bedroom with window to rear elevation.

Bathroom - 11'8" x 8' (3.56m x 2.44m)

A fitted three piece suite comprises a enclosed panelled bath, close coupled WC and wash hand basin. Window to rear elevation.

Integral Double Garage - 17'6" x 16'1" (5.33m x 4.9m)

Electrically operated 'Hormann' sectional vehicle entrance door. Pedestrian door to side. Integral door into utility room.

Rear Enclosed Garden - Extensive brick paved off road parking area to the front elevation with pedestrian access to the rear garden to the side of the property. A paved patio area adjoins the rear of the residence providing a perfect spot for al fresco dining alongside a raised timber decking section perfect for hot tubs. The gardens are principally laid to lawn bordered by Cornish banking and mature planting. Outside tap and power points.

Services - Mains electricity, water and drainage. A Grant air source heat pump powers underfloor heating throughout. Solar Panels and battery system fitted. Zappi electric car charger which can be run from mains electricity supply or from excess generated by solar panels.

Agents Notes - Wren Cottage has been built to a high quality and benefits from the remainder of a 6-year architects certificate granted in 2020 supplied by Trewin design. A full alarm system has been installed.



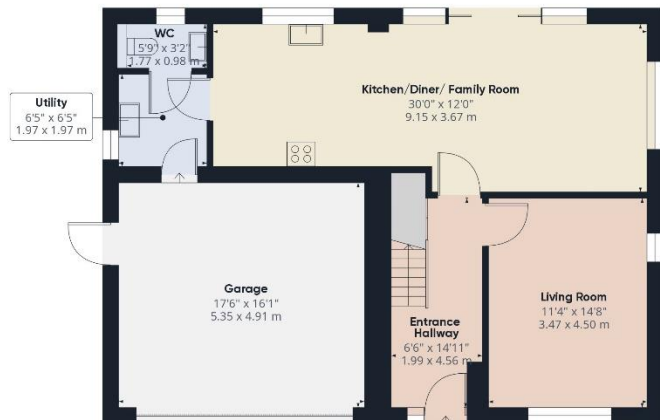
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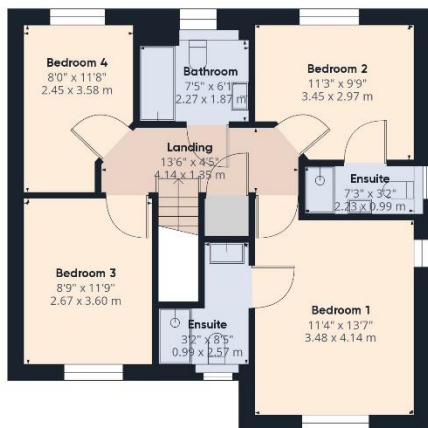
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Floor 0



Floor 1

Approximate total area[†]

1602.67 ft²
148.89 m²

Excluding balconies and terraces

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(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 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 whereupon the property will be found approximately 200 yards on the left hand side.

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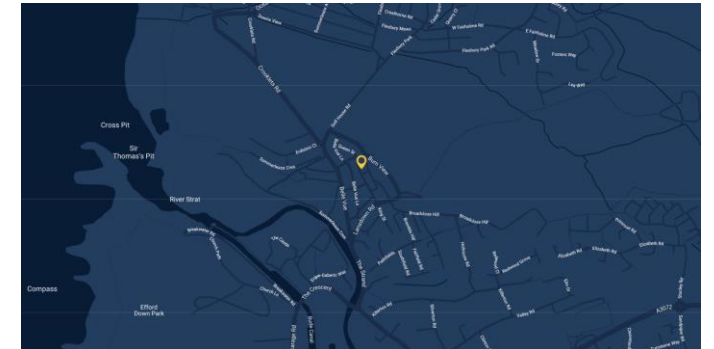
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