



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

1 Village Farm Close  
Marhamchurch  
Bude  
Cornwall  
EX23 0HN

**Asking Price: £425,000 Freehold**



Changing Lifestyles

01288 355 066  
bude@boproperty.com

# 1 Village Farm Close, Marhamchurch, Bude, Cornwall, EX23 0HN



- 3 BEDROOMS (1 ENSUITE)
- DETACHED HOUSE
- SOUGHT AFTER VILLAGE LOCATION
- DRIVEWAY PROVIDING OFF ROAD PARKING
- GARAGE
- ENCLOSED GARDENS
- EPC RATING: TBC
- COUNCIL TAX BAND: D



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## Changing Lifestyles

**Occupying a pleasant and convenient location within this sought after self contained North Cornish rural village, is this desirable 3 bedroom, 1 ensuite detached house offering comfortable accommodation throughout and benefiting from the distinct advantage of gas fired central heating complemented by double glazed windows. Entrance driveway, garage and enclosed rear gardens. Viewings highly recommended. EPC TBC. Council Tax Band D.**

**Located within 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** - Stairs to first floor.

**WC** - 4'1" x 6'2" (1.24m x 1.88m)  
Low flush WC and wash hand basin.

**Kitchen/Breakfast Room** - 11'1" x 17'2" (3.38m x 5.23m)  
Fitted range of base and wall mounted cupboards with work surfaces incorporating 1½ drainer sink unit with mixer tap. Built-in Neff oven and grill and Neff electric hob with extractor over. Integrated AEG dishwasher and under counter fridge. Breakfast bar and space for dining table.

Storage cupboard housing Worcester boiler. Window to front elevation.

**Utility Room** - 4'10" x 6'5" (1.47m x 1.96m)  
Fitted base and wall unit with work surface over incorporating oval sink and space for fridge/freezer. Side door to garden.

**Living Room** - 12'6" x 24'1" (3.8m x 7.34m)  
This dual aspect room offers ample space for large suite with feature fireplace and slate hearth. Space for dining. French doors leading to rear garden.

**First Floor** - Doors to all rooms.

**Shower Room** - 6'11" x 6'5" (2.1m x 1.96m)  
Fitted suite comprising large enclosed mains fed shower, low flush WC, bidet and wash hand basin with vanity unit below. Frosted window to side elevation.

**Bedroom 1** - 12'3" x 14' (3.73m x 4.27m)  
Built in wardrobes and window to front elevation.

**Ensuite** - 4'3" x 11' (1.3m x 3.35m)  
Mains fed shower, low flush WC and wash hand basin. Frosted window to front elevation.

**Bedroom 2** - 9'6" x 12' (2.9m x 3.66m)  
Double room with built in storage. Window to rear elevation.

**Bedroom 3** - 10'9" x 9'7" (3.28m x 2.92m)  
Window to rear elevation.

**Garage** - Up and over garage door with pedestrian door to the rear.

**Garden** - The property has gravelled parking and paving to the front leading to the garage and a lawned section with mature shrubs. There is gated pedestrian side access to the enclosed gardens at the side and rear which is principally gravelled with raised borders. Two useful timber summerhouses.

**Services** - Mains Gas, Electric, Water and Drainage.



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## 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.

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.



### Directions

From Bude Town Centre proceed out of the town towards Stratton and turn right into Kings Hill opposite the Esso Filling Station. Upon reaching the A39 take the right hand turning towards Camelford and immediately left following the signs to Marhamchurch. On reaching the centre of Marhamchurch, turn left and after passing the Bullers Arms take the left hand turning into Hobbacott Lane and then immediately right into Hilton Road whereupon the entrance to Village Farm will be found on the right hand side. Upon entering Village Farm Close number 1 is the first property on the right hand side.