

Golva  
Crackington Haven  
Bude  
Cornwall  
EX23 0JP

**Asking Price: £575,000 Freehold**



Changing Lifestyles

01288 355 066  
bude@boproperty.com

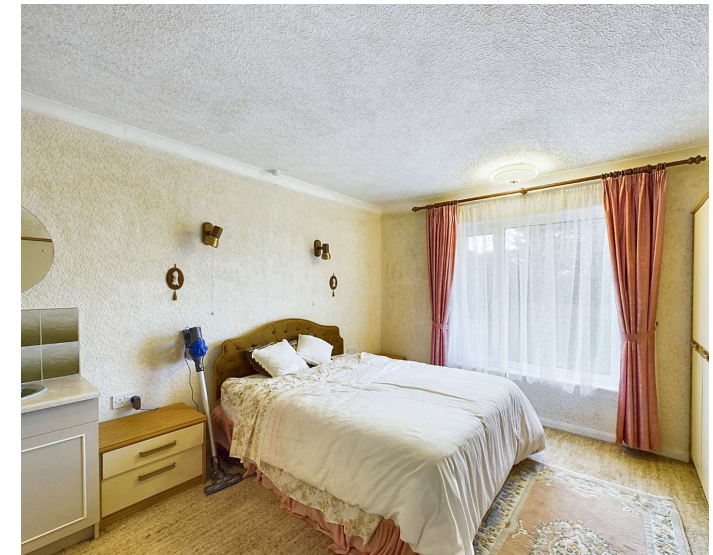
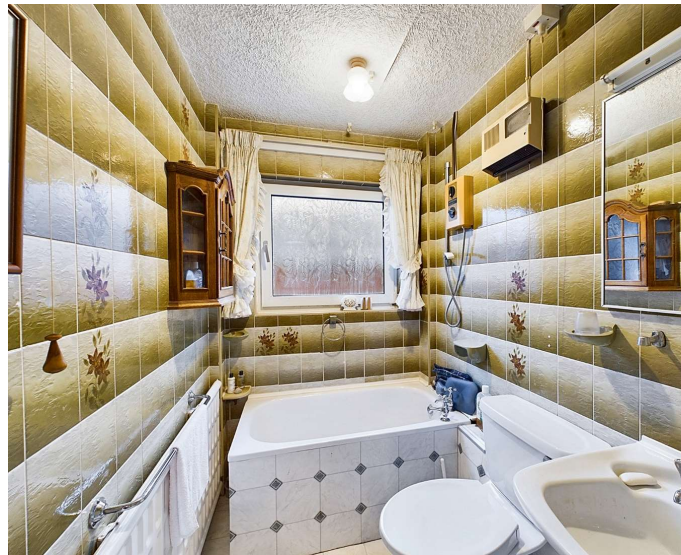
Golva, Crackington Haven, Bude, Cornwall, EX23 0JP



- DETACHED BUNGALOW
- 2 BEDROOMS
- COASTAL & COUNTRYSIDE VIEWS
- GENEROUS PLOT APPROX 0.5 OF AN ACRE
- REQUIRING SOME MODERNISATION
- DETACHED GARAGE
- OFF ROAD PARKING
- SOUGHT AFTER VILLAGE LOCATION
- EPC: F
- COUNCIL TAX BAND: D



**An opportunity to acquire this exciting project, a 2 bedroom detached bungalow occupying a generous plot of approximately 0.5 acres and is situated in a tucked away, location within the very sought after North Cornish village of Crackington Haven. The residence briefly comprising of a lounge/dining room, kitchen/diner, utility, 2 double bedrooms (one with ensuite) and family bathroom. The outside benefits from extensive gardens, entrance driveway providing off road parking, detached garage and coastal/countryside views. Viewings highly recommended. EPC Rating - F. Council Tax Band - D.**



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**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.**

**Entrance Hall** - Doors to lounge/dining room, kitchen/diner, bedrooms one, two and bathroom. Loft hatch. Airing cupboard.

**Lounge** - 18'3" x 11'10" (5.56m x 3.6m)

This light and airy room benefits from a triple aspect with windows to the front, rear and side elevations and overlooking the surrounding gardens with a sea glimpse to the rear. Feature fireplace house LPG gas fire. Door to entrance hall. Opening onto;

**Dining Room** - 11'11" x 10'3" (3.63m x 3.12m)

The dining area offer ample space for a family dining table and benefits from a window to the rear elevation overlooking the garden.

**Kitchen/Diner** - 12'3" x 10'9" (3.73m x 3.28m)

This kitchen comprises a range of base and wall units with laminate roll edge worktops over incorporating a stainless steel sink/drainage unit with mixer tap. Space for a family dining table. Window to rear elevation and door to

utility/rear porch. Oil fired Rayburn (the current vendors have advised this is not in working condition).

**Rear Porch/Utility** - 7'9" x 6'7" (2.36m x 2m)

Window and door to the rear and a further window to the side elevation overlooking the garden. Space and plumbing for washing machine.

**Bedroom 1** - 14'11" x 12'6" (4.55m x 3.8m)

Large window to the front elevation. Fitted wardrobes.

**Bedroom 2** - 11'11" x 11'9" (3.63m x 3.58m)

Window to the rear elevation and overlooking the garden. Vanity unit with hand wash basin above. Opening to ensuite shower room.

**Ensuite** - 6'9" x 2'8" (2.06m x 0.81m)

Low level WC and shower cubicle with electric shower over. Frosted window to side elevation.

**Bathroom** - 6'10" x 4'11" (2.08m x 1.5m)

Comprising of an enclosed small panel bath with electric shower over, pedestal hand wash basin and low level WC. Frosted window to side elevation.

**Detached Garage** - 22'10" x 9'11" (6.96m x 3.02m)

Up and over garage door to the front elevation. Window to the side elevation and pedestrian door to the rear. Light and power connected.

**Outside WC** - 5' x 2'11" (1.52m x 0.9m)

Low level WC.

**Outside** - The property is approached via a private drive way providing off road parking for several vehicles and access to detached garage. The property benefits from a large plot equalling just over 0.5 acres. The gardens are mainly laid to lawn with mature hedges bordering. To the rear of the property are views of the surrounding countryside, coastline and the sea.

**Services** - Mains water, electric and drainage and night storage heaters.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>96</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	<b>38</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, 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. Follow this road for a short distance where upon the Golva can be found on the left hand side with a name plaque clearly displayed.

## 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.

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