



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Lower Barn  
Eastcott  
Bude  
Cornwall  
EX23 9PL

**Asking Price: £650,000 Freehold**



Changing Lifestyles

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## Lower Barn, Eastcott, Bude, Cornwall, EX23 9PL

- BARN CONVERSION
- 3 BEDROOMS
- CHARACTER FEATURES
- PEACEFUL HAMLET LOCATION
- GENEROUS GARDENS
- Paddock with site in total 2.7 acres APPROX
- EXTENSIVE OFF ROAD PARKING
- SHORT DRIVE FROM A39 AND LOCAL BEACHES/BEAUTY SPOTS
- EPC: C
- COUNCIL TAX BAND: D



A well presented 3 bedroom barn conversion offering versatile and spacious living space throughout with 2.7 acres of landscaped gardens and land in this peaceful, rural parish in North Cornwall. The residence boasts a range of character features throughout, well suited as a comfortable family home located only a short drive from the A39 and popular local beaches/beauty spots. Entrance driveway providing extensive off road parking with planning previously granted for a detached double garage.



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Eastcott is a quiet unspoilt hamlet comprising a number of individual properties in a peaceful rural setting yet readily accessible within approximately 1/3rd mile of the A39 giving easy access to Bude on the North Cornish coast with its safe sandy surfing beaches some 8 miles. The nearby village of Kilkhampton is just over 3 miles and caters well for its inhabitants with a traditional range of village amenities including local shops, post office, St Marks Primary School which has been rated by Ofsted as outstanding, popular pubs etc. The market town of Holsworthy is some 13 miles distant and Okehampton and Dartmoor some 33miles distant. Eastcott is situated very close to the Devon/Cornwall border and some of North Devon and North Cornwall's most attractive coastline and countryside are readily at hand including the nearby South West coastal path and breath taking scenery with such local beauty spots as Sandymouth, Marsland Mouth, Welcombe Mouth, Speakes Mill, Hartland Quay etc. The upper and lower Tamar Lakes are some 4 miles distant offering additional recreational and fishing facilities. The North Devon port and market town of Bideford is some 18 miles and the regional North Devon centre of Barnstaple is some 28 miles.



# Property Description

## Entrance Porch

### Living Room - 19'3" x 17'4" (5.87m x 5.28m)

An impressive reception room with feature stone fireplace housing log burner and staircase leading to gallery landing.

### Kitchen/Dining Room - 21'10" x 8'11" (6.65m x 2.72m)

A fitted kitchen comprising a range of base and wall mounted units with work surfaces over incorporating ceramic 1 1/2 sink drainer unit with mixer taps, 4 ring hob with extractor hood over, built in high level double oven and integrated Bosch dishwasher. Step leads down to further kitchen units and worksurface area. Ample space for dining table and chairs.

### Utility Room - 7'10" x 6'3" (2.4m x 1.9m)

Wall mounted units with space and plumbing for washing machine. Door to WC. Window to rear elevation.

### Laundry Room - 10'9" x 7'10" (3.28m x 2.4m)

Space for American style fridge freezer and tumble dryer. Wall mounted control panel for solar panels. Window to rear elevation.

### WC - 3'6" x 2'5" (1.07m x 0.74m)

Low flush WC and wall hung wash hand basin.

### Garden Room - 16'3" x 9'11" (4.95m x 3.02m)

Windows overlooking the mature landscaped gardens with double glazed French doors to outside.

## First Floor

### Landing/Study Area - 14'3" x 8'11" (4.34m x 2.72m)

Galleried landing area with Velux window providing natural light.

### Bedroom 1 - 27'8" x 8'5" (8.43m x 2.57m)

Double bedroom with exposed beams and stonework. Window to side elevation and Velux windows to front and rear elevations.

### Bedroom 2 - 22'3" x 7'6" (6.78m x 2.29m)

Double bedroom with Velux window to front elevation.

### Bedroom 3 - 10'11" x 8'11" (3.33m x 2.72m)

Velux window to front elevation.

### Bathroom - 8'3" x 7'10" (2.51m x 2.4m)

Large walk in shower with electric drench over, low flush WC, vanity unit with wash hand basin, heated towel rail.

**Outside** - Gravel entrance driveway leads to an extensive off road parking area. Stone and wooden bridges lead to the landscaped garden area with a naturally fed pond providing an ideal spot to admire the property and its surroundings. There are two useful sheds with planning previously granted to erect an oak framed double garage, with a lane leading to the paddock. The paddock is accessed via a metal 5 bar gate and measures just over 2 acres with a summerhouse enjoying pleasant views over the surrounding countryside and could easily be fenced to enclose livestock or horses.

**Services** - Mains water and electric - private drainage via a septic tank. Solar panels.

**Planning** - Planning permission was previously granted under application PA21/00740 | Erection of a detached Oak framed double garage, supported by a reinforced concrete base. | Lower Barn Road From Eastcott Cross To Rule Cross Gooseham Bude EX23 9PL



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**Approximate total area<sup>(1)</sup>**

1706.71 ft<sup>2</sup>  
158.56 m<sup>2</sup>

**Reduced headroom**

249.44 ft<sup>2</sup>  
23.17 m<sup>2</sup>



(1) Excluding balconies and terraces

(2) 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</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 and upon reaching the A39 turn left signposted Bideford and proceed for approximately 5 miles into the village of Kilkhampton continue through the village towards Bideford for some 3miles. Take the left hand turning signposted Eastcott and continue for approximately 1/4mile take the left onto the driveway whereupon the entrance lane leading to Lower Barn will be found straight ahead.

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

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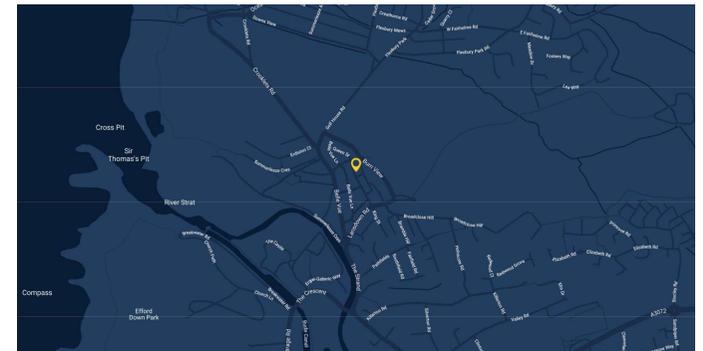
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