



Bond
Oxborough
Phillips

Changing Lifestyles

7 Sea View
Crackington Haven
Bude
Cornwall
EX23 0LE

Asking Price: £425,000 Freehold




Changing Lifestyles

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7 Sea View, Crackington Haven, Bude, Cornwall, EX23 0LE

- LINK DETACHED BUNGALOW
- 3 BEDROOMS
- GARDEN AND HOBBY ROOM
- SPACIOUS ACCOMMODATION
- SOUGHT AFTER COASTAL VILLAGE LOCATION
- FAR REACHING VIEWS
- SURROUNDING PRIVATE GARDENS
- OIL FIRED CENTRAL HEATING
- OFF ROAD PARKING
- GARAGE
- EPC RATING – TBC
- COUNCIL TAX BAND - C



An opportunity to acquire this well presented 3 bedroom link detached bungalow occupying a generous plot and situated within the very sought after North Cornish village of Crackington Haven. The residence briefly comprising of a lounge, kitchen/diner, garden room, hobby room, utility, 3 bedrooms and family bathroom. The outside benefits from extensive gardens, entrance driveway providing off road parking, garage and coastal/countryside views. Viewings highly recommended.



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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 bedrooms, bathroom, lounge, kitchen/diner and WC. Airing cupboard.

Kitchen/Diner - 17'7" x 10'7" (5.36m x 3.23m)
This modern kitchen comprises a range of base and wall units with laminate square edge worktops over incorporating a stainless steel sink/drainage unit with mixer tap. Space for freestanding cooker with extractor hood over. Space and plumbing for dishwasher. Ample space for large dining table. Door to rear porch. Window and patio doors to rear elevation overlooking the garden.

Lounge - 16'4" x 12'9" (4.98m x 3.89m)
This light and airy room benefits from patio doors to the rear elevation with views over the garden and nearby coastline/countryside. Multi fuel burning stove with slate hearth and surround. Patio doors to garden room.

Garden Room - 9'4" x 9'1" (2.84m x 2.77m)
The garden room benefits from windows to the side and rear elevation enjoying sea glimpses, views over the garden and nearby coastline/countryside. Door leading to garden. Door to hobby room.

Hobby Room - 13'6" x 9'1" (4.11m x 2.77m)
Windows to the front and side elevations offering coastline/countryside views. Currently used as a hobby

room but would suit a variety of uses such as home office, gym or an additional bedroom.

Bedroom 1 - 12'11" x 10'1" (3.94m x 3.07m)
Window to the front elevation.

Bedroom 2 - 12'2" x 9'6" (3.7m x 2.9m)
Window to the front elevation. Built in wardrobe.

Bedroom 3 - 8'7" x 7'6" (2.62m x 2.29m)
Window to the front elevation. Built in wardrobe.

Bathroom - 6'9" x 5'8" (2.06m x 1.73m)
Comprising of enclosed panel P shaped ½ sunken bath with electric shower over, vanity unit with low level WC and hand wash basin over. Frosted window to the rear elevation.

WC - 6'10" x 2'11" (2.08m x 0.9m)
Low level WC and vanity unit with hand wash basin over. Frosted window to front elevation.

Utility - 8'9" x 5' (2.67m x 1.52m)
Space and plumbing for washing machine and tumble dryer. Oil fired boiler. Sliding door to garage. Skylight window to the side elevation.

Garage - 13'3" x 8'11" (4.04m x 2.72m)
Up and over garage door to the front elevation. Light and power connected.

Rear Porch - 14'3" x 3'1" (4.34m x 0.94m)
Doors to leading onto driveway, rear garden and utility.

Outside - The property is approached via a private drive providing ample off road parking and access to garage. The front garden is partly laid to lawn with mature shrubs, hedgerow, raised flower beds and benefits from a greenhouse. A pedestrian access to rear garden to the right hand side of the property. The rear garden is mainly laid to lawn and boarded by mature raised flower beds and a low level fence allowing views over the nearby coastline and countryside. A raised decked area with pergola provides the

perfect space for al fresco dining while enjoying nearby views. A further raised patio area with timber shed can be found to the side of the property. Space for vegetable patch or planting area and a further patio area with a second timber shed and oil tank.

Services - Mains water, electric and drainage. Oil fired central heating.



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Total area: approx. 124.1 sq. metres (1336.0 sq. feet)

Bond Oxborough Phillips - Not to Scale
Plan produced using PlanUp.

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 the property can be found on the left hand side with a name plaque clearly displayed.

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