



Bond
Oxborough
Phillips

Changing Lifestyles

Smugglers Cottage
Gooseham
Bude
Cornwall
EX23 9PG

Asking Price: £325,000

Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

Smugglers Cottage, Gooseham, Bude, Cornwall, EX23 9PG



- 2 BEDROOM
- DETACHED COTTAGE
- CHARACTER FEATURES
- ENCLOSED LOW MAINTENANCE GARDEN
- OFF ROAD PARKING FOR SMALL VEHICLE
- NORTH CORNISH RURAL SETTING
- USEFUL STORE
- NO ONWARD CHAIN
- COUNCIL TAX BAND C
- EPC E



Changing Lifestyles

01288 355 066
bude@boproperty.com

An opportunity to acquire a charming 2 bedroom detached character cottage enjoying a pleasant location in this delightful North Cornish rural hamlet. The residence offers comfortable living accommodation and character features throughout. Enclosed low maintenance rear garden with off road parking for one vehicle and useful store. Offered with no onward chain. EPC E. Council Tax Band C.

The hamlet of Gooseham lies within the parish of Morwenstow bordered to the west by the rugged North Cornish coastline and boasting many areas of outstanding natural beauty and popular bathing beaches together with many nearby breath-taking cliff top coastal walks etc. The popular coastal resort of Bude supporting an extensive range of shopping, schooling and recreational facilities including its 18 hole golf course and leisure centre etc. The bustling Market town of Holsworthy lies some 12 miles inland whilst the Port and Market town of Bideford is some 20 miles in a north-easterly direction.

Kitchen - 11'5" x 9'5" (3.48m x 2.87m)

A fitted range of base and wall mounted units with laminate work surfaces over incorporating 1 1/2 sink drainer unit with mixer tap, electric hob and built in oven. Space and plumbing for washing machine and space for fridge/freezer. Space for dining table. Windows to front and side elevation.

Living Room - 16'8" x 11'11" (5.08m x 3.63m)

A comfortable and welcoming room with windows to side and rear elevations. Feature fireplace with slate hearth and stone surround. Exposed beams and door to rear garden. Stairs to first floor with under stair storage.

First Floor - Doors to all rooms.

Bedroom 1 - 10'5" x 12'3" (3.18m x 3.73m)

Dual aspect double bedroom with windows to the side and rear. Built in closet.

Bedroom 2 - 11'7" x 9' (3.53m x 2.74m)

Bright and airy bedroom benefiting from window to the front elevation and large velux window. Built in closet.

Bathroom - 5'6" x 8'9" (1.68m x 2.67m)

Enclosed panelled bath, low level WC and pedestal hand wash basin with light and fan heater above. Heated towel rail and built in closet housing water cylinder. Loft access point. Frosted window to rear elevation.

Outside - To the front of the property is paved off road parking space for a small vehicle and access to the store. Outside tap. Pedestrian gate leads from the quiet road to the rear walled garden which boasts a patio area, perfect for al fresco dining, and is mostly laid to gravel to provide ease of

maintenance. There is a further terraced rockery with a gravelled path and mixture of mature plants and shrubs.

Store - Useful store with space for tumble dryer. Power connected.

Services - Mains Electric, Water and Drainage.





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 upon reaching the A39 turn left signposted Bideford and proceed for approximately 5 miles passing through Kilkhampton. Upon reaching Crimp turn left signposted Morwenstow and proceed for approximately 2 miles into the hamlet Shop taking the first right hand turning towards the primary school signposted Gooseham. Continue for approximately 1½ miles, dropping down the hill and when entering the hamlet of Gooseham, take the right hand turning (opposite Gooseham sign) and the property will be found a short distance on the left hand side with the nameplate clearly displayed.

