



Bond
Oxborough
Phillips

Changing Lifestyles

Linhay Cottage
Roundhayes Farm
Crackington Haven
Bude
Cornwall
EX23 0LF

Asking Price: £199,950

Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

Linhay Cottage, Roundhayes Farm, Crackington Haven, Bude, Cornwall, EX23 0LF



- 2 BEDROOMS
- BARN CONVERSION
- FULLY FURNISHED
- HOLIDAY LET RESTRICTION
- COMMUNAL GARDENS
- COASTAL LOCATION
- SHORT DRIVE FROM THE POPULAR VILLAGES OF CRACKINGTON HAVEN AND BOSCASTLE
- EPC: TBC
- COUNCIL TAX BAND: TBA



A fantastic opportunity to acquire this superbly presented 2 bedroom barn conversion in this much sought after coastal location, subject to holiday let restriction.

Situated in this select courtyard development and is only a short drive from the popular coastal villages of Crackington Haven and Boscastle. With communal grounds approaching 2 acres including tennis courts and parking area. The property is fully equipped and readily available for immediate use or letting.



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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 Porch - 4'3" x 4' (1.3m x 1.22m)

Entrance porch with storage cupboard containing main fuse board and internal door to lounge area.

Open Plan Living/Kitchen/Diner - 20'4" max x 17'11" max (6.2m max x 5.46m max)

Open plan living room / dining area with window to front elevation enjoying views over the courtyard, exposed stone fireplace with multifuel woodburner. Extending to kitchen area with window to rear elevation. Kitchen comprises a range of matching base and wall mounted units with work surfaces over,

incorporating a 1 1/2 sink drainer unit with mixer tap. Built in electric cooker with 4 ring hob and extractor system over, integrated fridge and washing machine.

Bedroom 1 - 9'8" x 9'3" (2.95m x 2.82m)

Window to front elevation enjoying views over the courtyard, built in wardrobe storage.

Bedroom 2 - 7'7" x 9'10" (2.3m x 3m)

Window to rear elevation, built in wardrobe storage.

Bathroom - 7'8" x 5'8" (2.34m x 1.73m)

White 3 piece suite comprising enclosed wooden panelled bath with electric shower over, pedestal wash hand basin, close coupled WC, half tiled, obscured window to rear elevation.

Outside – Communal grounds approaching 2 acres with access to tennis courts and parking area

Agents Notes – Restricted to holiday use only but can be let throughout the whole 12 months of the year. The vendor advised that there is a maintenance fee of £55 per month which covers the upkeep of the communal grounds.

The cottage is being sold as seen with all fixtures and fittings.

Services - Mains electricity and water, private drainage (shared septic tank).

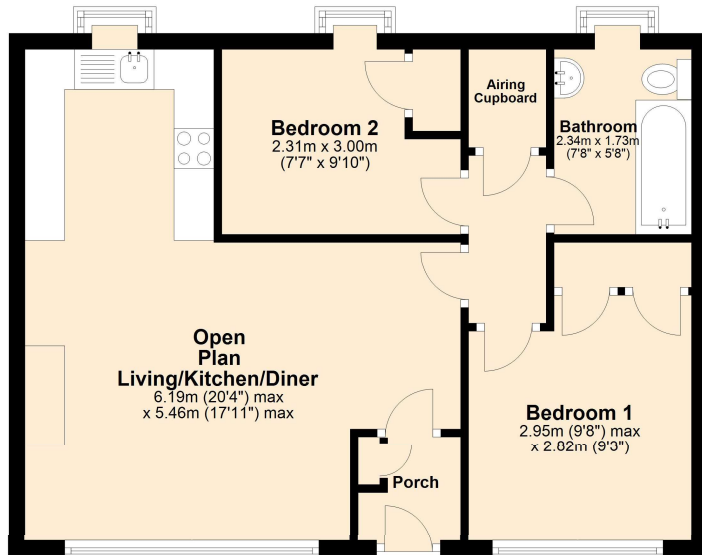
EPC Rating - TBC





Ground Floor

Approx. 51.8 sq. metres (557.9 sq. feet)



Total area: approx. 51.8 sq. metres (557.9 sq. feet)

Directions

From Bude town centre proceed out of the town towards Stratton, turning right into Kings Hill after passing the Shell 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 ½ mile whereupon Roundhayes will be found on the left hand side.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	