

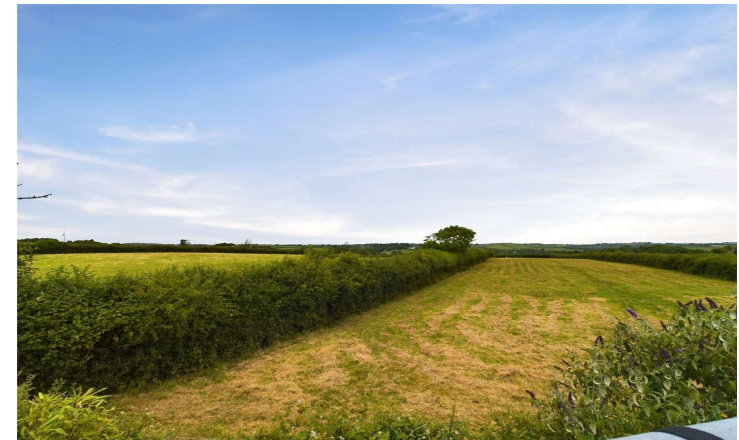


Bond
Oxborough
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Changing Lifestyles

The Old Mission
Thurdon
Kilkhampton
Bude
Cornwall
EX23 9RZ

Asking Price: £600,000 Freehold



Changing Lifestyles

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bude@boproperty.com

The Old Mission, Thurdon, Kilkhampton, Bude, Cornwall, EX23 9RZ



- UNIQUE DETACHED PERIOD RESIDENCE
- NO NEAR NEIGHBOURS
- RECENTLY EXTENDED BY CURRENT OWNERS
- 3 BEDROOMS
- 2 BATHROOMS
- FIRST FLOOR BALCONY ENJOYING SUPERB VIEWS OVER SURROUNDING COUNTRYSIDE
- GENEROUS 0.26 ACRE PLOT
- ENTRANCE DRIVEWAY WITH EXTENSIVE OFF ROAD PARKING AND EV CHARGER POINT
- VIRTUAL TOUR ALSO AVAILABLE UPON REQUEST



An exciting opportunity to acquire this unique detached period home originally dating back to 1871 that has been recently extended by the current owners, occupying a generous plot of approx 1/4 an acre with no near neighbours. Situated in a fantastic quiet rural setting only a short drive from both Higher and Lower Tamar Lakes the residence offers immaculate and versatile accommodation throughout, with a large balcony on the first floor enjoying superb views over the surrounding countryside. Entrance driveway providing ample off road parking, enclosed landscaped gardens with detached workshop/studio presenting a great opportunity to work from home or as a hobbies room. EPC Rating C. Council Tax D.



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The property lies close to Tamar Lakes and approximately 2.2 miles from the thriving self-contained village of Kilkhampton which offers an extensive range of local amenities including places of worship, general stores/post office, electric wholesalers, agricultural suppliers and inn. The popular coastal town of Bude is about 5 miles and has a wider range of amenities and shops along with spectacular cliff sidewalks and sandy surfing beaches. The bustling market town of Holsworthy is some 10 miles in land and the A39 provides direct access to the regional centre of Barnstaple with its acclaimed shopping centre. For those wishing to travel further afield the North Devon Link road now connects with the M5 near Tiverton.



Property Description

Entrance Hall - 5'11" x 3'11" (1.8m x 1.2m)

WC - 5'4" x 3'11" (1.63m x 1.2m)

Built in unit with concealed cistern WC and wash hand basin, window to side elevation.

Open Plan Living/Kitchen/Dining Room - 28'1" (8.56 (Max) x 26'1" (7.95) (Max)

A superb triple aspect reception space which serves as the social focal point for the residence with engineered Oak flooring throughout, feature fireplace housing multi fuel burner, bi fold doors to a pleasant seating area and the beautiful landscaped gardens. Ample space for dining table and chairs. Staircase leading to the first floor with built in under stair storage.

The impressive kitchen area offers a range of base and wall mounted units with granite work surfaces over incorporating inset stainless steel 1 1/2 sink and in cut drainer, recess for range style cooker with extractor hood over, two integrated under counter fridges and dishwasher. Door to Utility.

Pantry - 15' x 3'7" (4.57m x 1.1m)

Tiled flooring with built in wooden shelving. Wall mounted Solar PV control panel and battery.

Utility - 13'8" x 6'1" (4.17m x 1.85m)

Double glazed windows to rear elevation enjoying countryside views with fitted skylight providing an abundance of natural light. Base unit with ceramic butler sink and mixer tap, heated towel rail. Space and plumbing for washing machine and tall fridge freezer. Door to:

Hallway - Door to rear elevation.

Bedroom 3/ Music Room - 21'1" x 15'7" (6.43m x 4.75m)

Dual aspect room currently used as a music room but could equally suit as a comfortable downstairs bedroom. UPVC double glazed sliding door to side elevation.

Study/Hobbies Room - 11'8" x 7'1" (3.56m x 2.16m)

Dual aspect room with base mounted unit with fitted work surface over incorporating ceramic sink unit with modern mixer tap over. Double glazed UPVC door to side elevation.

Shower Room - 7'5" x 3'11" (2.26m x 1.2m)

Enclosed double shower cubicle with mains fed drench shower over, vanity unit with inset wash hand basin, low flush wc, window to front elevation.

First Floor Landing - Window to front elevation enjoying far reaching countryside views.

Bedroom 1 - 14'10" x 10'11" (4.52m x 3.33m)

Large double bedroom with UPVC double glazed French doors leading to a large balcony area enjoying views over the surrounding countryside.

Bedroom 2 - 14'9" x 9'2" (4.5m x 2.8m)

Light and airy double bedroom with built in wardrobes and cupboards. Double glazed window to side elevation and fitted Velux skylight.

Bathroom - 7'10" x 7'2" (2.4m x 2.18m)

P shaped bath with mains fed drench shower over, vanity unit with inset wash hand basin and concealed cistern WC. Heated towel rail and window to rear elevation enjoying superb countryside views.

Property Description

Outside - Approached via a 5 bar wooden gate leading to a gravel entrance driveway providing ample off road parking and EV charger. Separate pedestrian gate with paved path leading to the front and side of the dwelling. The generous gardens are principally laid to lawn with a cornucopia of mature shrubs and trees and a selection of raised beds. A large patio area adjoins the side of the property with bifold doors to the open plan reception area providing an ideal spot for al fresco dining. Summerhouse with an attached potting shed. Located in the north western corner of the site is an additional entrance with wooden double gates leading to a hard standing area formerly used for a caravan.

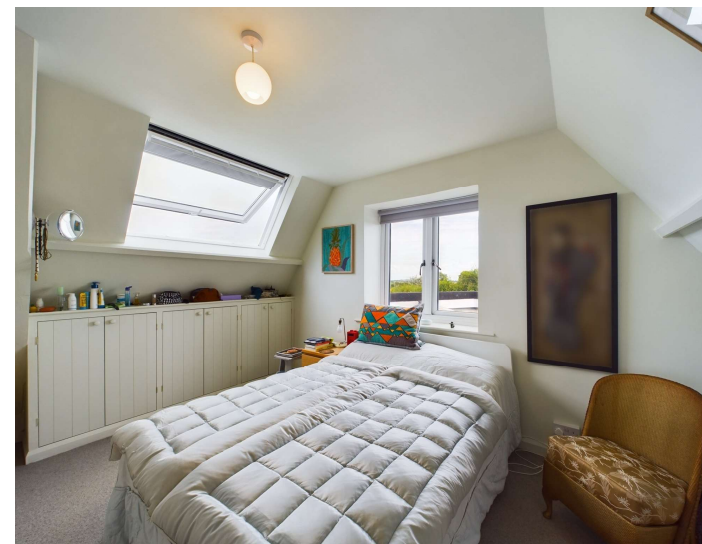
Workshop/Studio - 18'8" x 13'5" (5.7m x 4.1m)

Power and light connected and currently split into two sections. The owners have informed us that they have had the unit reinsulated with new electrics installed and new double glazed doors and windows fitted.

Services - Mains electricity and water. Private drainage. Oil fired central heating. Solar panels and battery.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Directions

From Bude Town Centre proceed out of the town towards Stratton, upon reaching the A39 turn left signposted Bideford. Proceed for approximately 4 miles and upon entering Kilkhampton, take the right hand turning onto the B3254 signposted Holsworthy. Continue for approximately 1/4 mile and on the sharp right hand bend turn left (signposted Tamar Lake) and continue for approximately 1.5 miles whereupon the entrance to the property will be found on the left hand side with a Bond Oxborough Philips FOR SALE board clearly displayed. What3Words headache.racetrack.shining

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and buy your new home...

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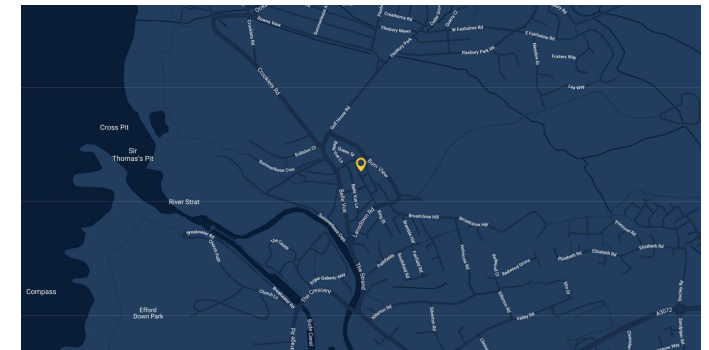
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