



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

16 Hobbacott Rise  
Marhamchurch  
Bude  
Cornwall  
EX23 0FD

**Asking Price: £580,000 Freehold**



Changing Lifestyles

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16 Hobbacott Rise, Marhamchurch, Bude, Cornwall, EX23 0FD



- 4/5 BEDROOMS (1 ENSUITE)
- DETACHED HOUSE
- UNDERFLOOR HEATING DOWNSTAIRS
- IMMACULATELY PRESENTED THROUGHOUT
- SOUGHT AFTER NORTH CORNISH VILLAGE
- WALKING DISTANCE OF PRIMARY SCHOOL AND LOCAL AMENITIES
- ENCLOSED REAR GARDENS
- ENTRANCE DRIVEWAY WITH AMPLE OFF ROAD PARKING
- DOUBLE GARAGE
- EPC: B
- COUNCIL TAX BAND: E



**Situated in this sought after cul de sac location within the popular North Cornish Village of Marhamchurch, an opportunity to acquire this immaculately presented 4/5 bedroom (1 ensuite) detached house with a contemporary finish within a short drive of stunning North Cornwall beaches and walking distance of a useful range of local amenities . The residence offers versatile and spacious accommodation throughout with south facing landscaped rear gardens, large garage and ample off road parking.**



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Hobbacott Rise sits on the outskirts of the popular and sought after self contained village of Marhamchurch, offering a convenient range of local amenities including community village store, primary school, places of worship and popular local inn, etc. The popular coastal resort of Bude is some 3 miles offering a more comprehensive range of shopping, schooling and recreational facilities including its leisure centre and 18 hole Links Golf Course etc. Bude itself lies amidst the rugged North Cornish coastline famed for its many nearby areas of outstanding natural beauty and popular surfing beaches supporting a whole host of leisure activities together with many cliff top coastal walks. The bustling market town of Holsworthy lies some 9 miles inland. Launceston is some 15 miles and provides access to the A30 which connects in turn to Okehampton and Exeter with its intercity railway network, airport and link to the M5 motorway.



# Property Description

**Entrance Hall** - Staircase to first floor landing. Built in under stair cupboard housing underfloor heating manifold.

**Living Room** - 17'1" x 11'7" (5.2m x 3.53m)

Light and airy reception room with feature fireplace housing log burner and bay window to front elevation. Double doors to:

**Kitchen/Dining Room** - 25'8" (7.82) (Max) x 14'5" (4.4) (Max)

An impressive kitchen area comprising a range of base and wall mounted units with work surfaces over incorporating inset stainless steel 1 1/2 sink drainer unit with mixer tap, space for large gas range oven with extractor over, integrated appliances include dishwasher, fridge freezer and microwave. Breakfast bar area and ample space for dining table and chairs with double glazed French doors to enclosed rear garden. Window to rear elevation. Door to Double Garage.

**Study/ Bedroom 5** - 10' x 6'11" (3.05m x 2.1m)

Window to front elevation.

**WC** - 6'11" x 4'5" (2.1m x 1.35m)

Low flush WC, wall hung wash hand basin.

**First Floor Landing** - Built in airing cupboard.

**Bedroom 1** - 11'10" x 10'10" (3.6m x 3.3m)

Generous double bedroom with built in wardrobes and bay window to front elevation.

**Ensuite** - 8'2" x 4'11" (2.5m x 1.5m)

Double enclosed shower cubicle with mains fed drench shower over, wall hung wash hand basin, low flush WC, heated towel rail and window to side elevation.

**Bedroom 2** - 13'5" x 9'5" (4.1m x 2.87m)

Double bedroom with window to rear elevation.

**Bedroom 3** - 10'3" x 10'2" (3.12m x 3.1m)

Double bedroom with window to rear elevation.

**Bedroom 4** - 12'1" x 8'4" (3.68m x 2.54m)

Double bedroom with window to rear elevation.

**Bathroom** - 6'8" x 6'6" (2.03m x 1.98m)

Panel bath with mixer tap and mains fed shower and drench over, low flush WC, wall hung wash hand basin, heated towel rail and window to side elevation.

**Outside** - Approached via a tarmac driveway providing ample off road parking area positioned in front of the double garage with pedestrian gate to the side of the property leading to the enclosed rear gardens. The landscaped south facing gardens are principally laid to lawn with a large patio area adjoining the rear of the dwelling providing an ideal spot for al fresco dining. Bordered by close board fencing and a Cornish stone wall on the rear boundary.

**Agents Note** - An annual service charge is payable to the management company and is estimated at £370 Per Annum.

**Council Tax** - Band E

**EPC** - Rating B

Mobile Coverage		Broadband	
EE	●	Basic	3 Mbps
Vodafone	●	Superfast	80 Mbps
Three	●		
O2	●		
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		
Virgin	✗		







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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		93
(81-91) <b>B</b>	85	
(69-80) <b>C</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		
England, Scotland & Wales	EU Directive 2002/91/EC	

Directions

Proceed out of Bude towards the A39, turning right into Kings Hill. Upon reaching the A39 turn right again and then take the first turning on the left, signposted Marhamchurch. Continue into the village and upon reaching the top of Pinch Hill, turn left and continue round the right hand bend with the Bullers Arms on the right hand side. Take the next left hand turning into Hobbacott Lane and continue for a short distance whereupon the entrance to Hobbacott Rise will be found on your right hand side. Follow this road round to the left and Number 16 will be found on the right hand side.

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.

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

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