



Bond
Oxborough
Phillips

Changing Lifestyles

Tumbles Cottage
Hersham
Bude
Cornwall
EX23 9LZ

Asking Price: £500,000 Freehold



Changing Lifestyles

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bude@boproperty.com

Tumbles Cottage, Hershams, Bude, Cornwall, EX23 9LZ



- DETACHED CHARACTER COTTAGE
- GRADE 2 LISTED
- 3 BEDROOMS
- 2 RECEPTION ROOMS
- WEALTH OF CHARACTER FEATURES THROUGHOUT
- AIR SOURCE HEATING
- SOLAR PANELS AND BATTERY SYSTEM
- DETACHED WORKSHOP/HOBBIES ROOM
- SHORT DRIVE TO STRATTON AND COASTAL TOWN OF BUDE
- EPC: B
- COUNCIL TAX BAND: E



An opportunity to acquire this deceptively spacious chocolate box grade 2 listed, 3 bedroom detached thatched cottage situated on the edge of the quiet hamlet of Hershams. The property offers superbly presented and versatile accommodation whilst having retained a wealth of original character features with exposed beams throughout and the modern benefits of solar panels and a Tesla Powerwall battery system. Enclosed mature landscaped gardens to rear and an off road parking area to front. Virtual tour also available upon request.



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Tumbles Cottage is set on the parish road within the hamlet of Hershams and only a few minutes drive from the attractive ancient market town of Stratton supporting a useful range of local amenities and situated within easy access of the popular coastal resort of Bude with its extensive range of shopping, schooling and recreational facilities together with a 18 hole links Golf Course etc. Bude is famed for its many areas of outstanding natural beauty and popular bathing beaches lying within 5 miles of the property providing a whole host of watersports and leisure activities together with many breath taking cliff top coastal walks etc. The bustling market town of Holsworthy lies some 7 miles inland whilst the post and market town of Bideford is some 28 miles lying in a north easterly direction and providing convenient access to the A39 North Devon Link Road which connects in turn to Barnstaple, Tiverton and the M5 motorway. The town of Okehampton lying on the fringes of Dartmoor National Park is some 30 miles and provides a convenient link via the A30 to the cathedral city of Exeter etc.



Property Description

Entrance Porch - 7'1" x 4'1" (2.16m x 1.24m)

Living Room - 21'11" x 12'7" (6.68m x 3.84m)

A light and airy triple aspect reception room with exposed beams and feature stone fireplace housing log burner and original clome oven. Underfloor heating. Staircase leading to first floor.

Kitchen - 10'7" x 10'5" (3.23m x 3.18m)

Farmhouse style kitchen comprising a range of base and wall mounted units with tiled work surfaces over incorporating inset ceramic twin sink unit with mixer tap, recess for LPG fired range cooker, space for tall fridge freezer, space and plumbing for washing machine and dishwasher. Dual aspect windows to front and rear elevation.

Dining Room - 14'9" x 10'8" (4.5m x 3.25m)

Dual aspect reception room with exposed beams and ample space for dining table and chairs. Door leading to rear gardens.

First Floor

Bedroom 2 - 13'6" x 12'1" (4.11m x 3.68m)

Double bedroom with dual aspect windows, exposed A Frame and ceiling beams.

Landing - 12'7" x 6'1" (3.84m x 1.85m)

Windows to rear elevation enjoying views over the landscaped gardens.

Bedroom 1 - 16'3" x 13'3" (4.95m x 4.04m)

Generous double bedroom with built in wardrobes, triple aspect windows, vaulted ceiling with exposed A frame and beams.

Bedroom 3/Study - 7'4" x 7'3" (2.24m x 2.2m)

Window to front elevation.

Bathroom - 8'10" x 8'1" (2.7m x 2.46m)

Fitted bathroom suite comprising a freestanding claw foot roll top bath with mixer tap and shower attachment, enclosed shower cubicle with shower over, wall hung wash hand basin, concealed cistern WC and heated towel rail. Built in airing cupboard. Exposed beams and window to front elevation.

Outside - Approached via an off road parking area with space for two vehicles, pedestrian path leads to the front entrance porch and a side gate providing access to the enclosed rear gardens. The gardens have been landscaped by the current owners with a stone/gravel pathway circling a cornucopia of mature plants, shrubs and flowers with space for vegetable/herb planting areas. Gravel area adjoins the rear of the property with access to the useful workshop/hobbies room.

Workshop/Hobbies Room - 25'3" x 9'9" (7.7m x 2.97m)

Power and light connected with windows to side elevation.

Services - Mains electric, water. Shared private drainage is to a septic tank. Located on the adjacent property, but the vendors have the right to connect to it and we contribute 1/3 of the running/maintenance costs. Air source heating, solar panels and Tesla Powerwall battery system.

EPC - Rating B.

Council Tax - Band E.

| Mobile Coverage | | Broadband | |
|-----------------------------------|---|-----------|-----------|
| EE | ● | Basic | 1 Mbps |
| Vodafone | ● | Ultrafast | 1000 Mbps |
| Three | ● | | |
| O2 | ● | | |
| Satellite / Fibre TV Availability | | | |
| BT | ✓ | | |
| Sky | ✓ | | |
| Virgin | ✗ | | |





Tumbles Cottage, Hershams, Bude, Cornwall, EX23 9LZ



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | 103 |
| (92+) A | | |
| (81-91) B | 83 | |
| (69-80) C | | |
| (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 and upon reaching the A39 turn left sign posted Bideford, take the right hand turning onto the A3072 towards Holsworthy and continue for approximately 3 miles and take the left hand turning at Red Post towards Kilkhampton. Proceed for approximately 1½ miles and take the left hand turning at Hershams Cross sign posted Stratton whereupon Tumbles Cottage will be found within approximately 1 mile on the left 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.

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.

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

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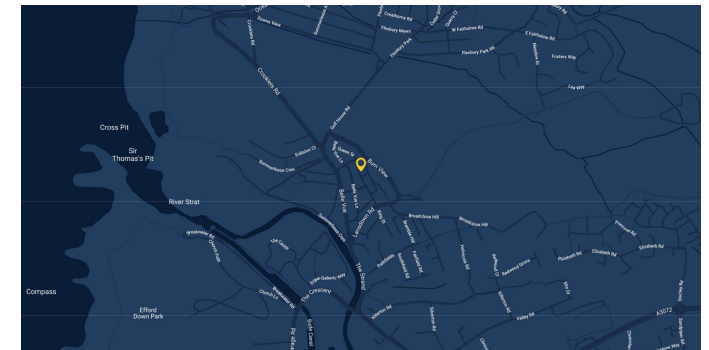
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